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Fairway Lodge,
Holsworthy Road, Thorndon Cross, EX20 4NE

Delightful country guest house with 3.8 acres of ground in excellent location close to Dartmoor National Park.

Okehampton 4 Miles Exeter 23 Miles A30 2 Miles

• 9 En Suite Letting Rooms • 2 Bedroom Annexe Unit • 3.8 Acres of pasture •
Fine views to Dartmoor • Excellent trading location •

Guide price £665,000

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SITUATION

The property is situated some four miles to the west of Okehampton in a superb location enjoying unrivalled views towards the nearby hills of Dartmoor. The town of Okehampton is a thriving community offering an excellent range of services and facilities together with three supermarkets which includes a Waitrose. The town has an expanding sixth form college, state of the art hospital and modern leisure centre situated in the attractive setting of Simmons Park. Okehampton is situated in the northern fringes of the Dartmoor National Park, which offers hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoor pursuits. From the property there is easy access to the A30 dual carriageway which provides a direct link with the cathedral city of Exeter, a further 23 miles away with its M5 motorway, main line rail and international air connections. The north and south coasts of Devon are within easy driving travelling distance, famed for attractive beaches and delightful coastal scenery. The property is well placed to take advantage of the surrounding countryside with amenities including the nearby Roadford Lake with its water sports centre, together with the famous Tarka Trail and granite way for walking and cycling.

DESCRIPTION

Fairway Lodge incorporates a main guest house building which accommodates nine en suite letting rooms. A number of these rooms have recently been refurbished, with redecoration, new carpets and flat screen TV's. There is a separate outbuilding which has been converted and extended to form owners accommodation/additional guest rooms.

The main building has a ground floor reception hall with five en suite bedrooms, comprising; one double room with en suite facilities, one double/twin bedded room with en suite, one family suite (twin and single) with en suite facilities, one disabled compliant double/twin bedded room with fully fitted private en suite wet room/wc and one double/twin bedded room with private en suite facilities and self contained rear entrance. Also on the ground floor is a boiler room. On the first floor, there is a landing area with access to the four rooms, which incorporate one double room with en suite, one family suite (double and single) with en suite facilities and two further family suites (doubles and two singles) with en suite facilities. The rooms enjoy an attractive aspect either towards Dartmoor or over the property's own gardens, grounds and paddocks. The main building has oil fired central heating and all rooms are fitted with colour televisions and have broadband internet access.

The annexe unit is a versatile building, providing two additional ground floor en suite bedrooms, together with a reception office, storage and laundry room, together with a well equipped modern kitchen. The kitchen incorporates a range of modern high quality catering appliances with extraction system and fully equipped preparation/washing up area. There is a large and well furnished residents breakfast/dining room which incorporates a bar area, being fully fitted and equipped. Accessed via the breakfast room is a good sized living room with lobby and storage cupboard. This annexe unit is currently configured to incorporate owners living room and bedroom, but could easily be expanded to larger living



accommodation if required, or alternatively completely given over to guest use.

OUTSIDE

The property is approached from the road via wooden gates giving access to a large tarmaced parking/turning area with ample car parking for the guest house. There are areas of level lawned gardens adjoining the driveway and parking areas, whilst to rear of the property is a large paddock area extending in all to approximately 3.8 acres. Then gardens and grounds enjoy an attractive open aspect across surrounding farmland and also have views towards the Dartmoor National Park. There is immense scope for further expansion of the business, possibly to caravan and camping or the erection of holiday lodges, subject to any necessary consent.

THE BUSINESS

The current business has now been established for 9 years, and displays a good level of turnover. There is a good level of repeat bookings and the business is currently run as a husband and wife partnership. There is huge development potential here for the business, using the paddocks for expansion and diversification subject to consents. The current turnover is in the region of £100,000 per annum. The property is only available on the open market as the present owners plan to retire.

DIRECTIONAL NOTE

From Okehampton town centre proceed out of the town in a westerly direction towards Tavistock and after approximately a

mile turn right signposted Holsworthy and Bude. Stay on this road crossing two mini roundabouts (at the second one the road will become the A3079). Proceed down Yelland Hill and up the otherside passing the right hand turning for Ashbury Golf Course and approximately 100 yards further on, the entrance gate to Fairway Lodge will be found on the right hand side.

From the A30 proceed westwards from Exeter passing the Okehampton exit and taking the next exit at Sourton Down. Here turn right going under the dual carriageway and following the road past the Little Chef until reaching the mini roundabout at Fowley Cross. Turn left onto the A3079 and follow the above directions at Yelland Hill.

VIEWING

Strictly by appointment through the agents Stags on 01837 659420.

SERVICES

Mains electricity (15KVA up rated supply) mains water. Private drainage treatment plant. Outgoings, non domestic rates payable £2870 year 2015 2016.

LOCAL AUTHORITY

West Devon Borough Council, Kilworthy Park, Drake Road, Tavistock PL19 0BZ. Tel: 01822 813600.

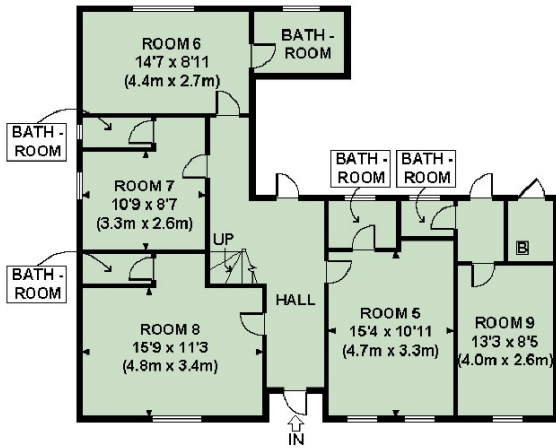
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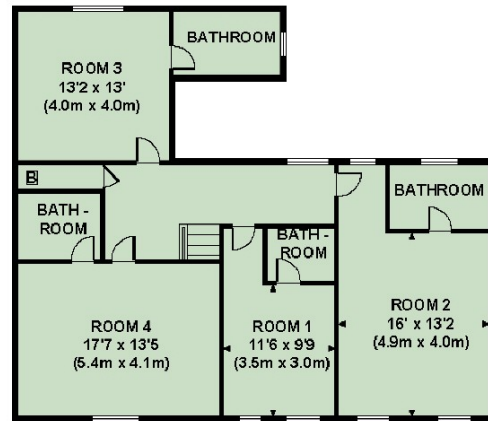
DISCLAIMER

These particulars are a guide only and should not be relied on for any purpose.

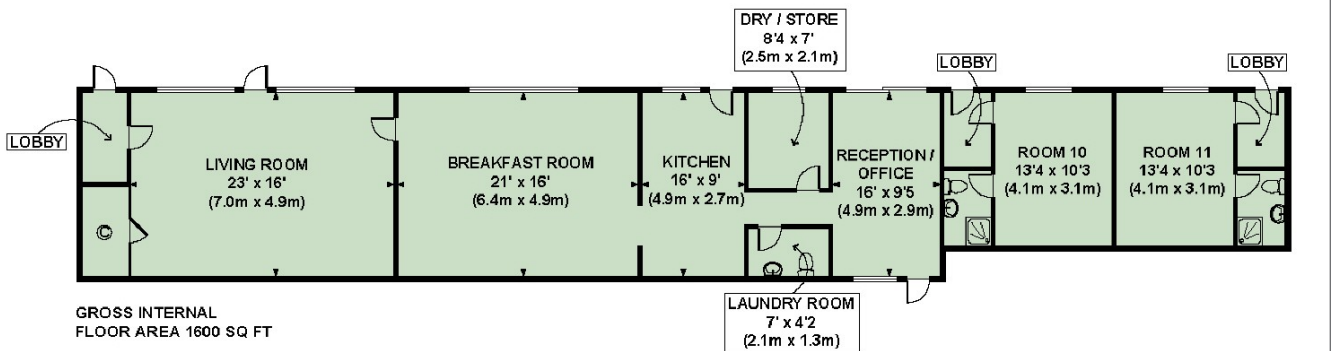




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1047 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1138 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 3785 SQ FT / 352 SQ M
Floorplans are for identification and guideline purposes only and are not to scale.



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