



Candyland Studios





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Langtree, Torrington, Devon EX38 8NP

Langtree 2 miles, Great Torrington 6 miles, Bideford 11 miles,  
Bucks Mills and Westward Ho! 13 miles, Bude and Okehampton

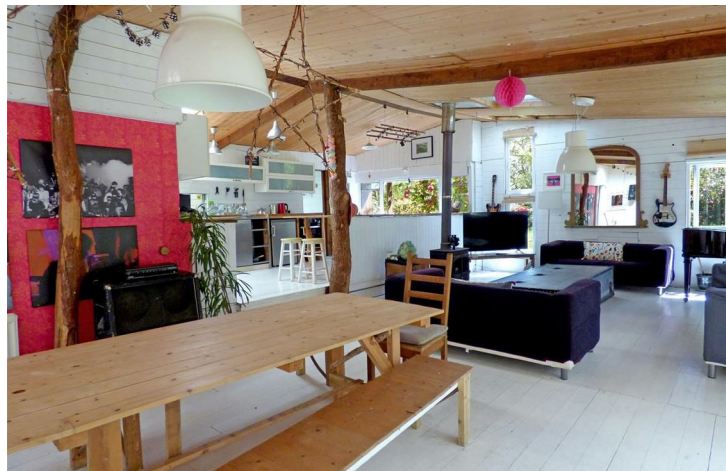
A versatile rural retreat with grounds totalling 12 acres ideal for those seeking a lifestyle change, holiday letting business or investment opportunity

- Three bedroom detached cabin
- Four bedroom barn conversion
- Ideal holiday letting business or lifestyle home
- 12 Acres of gardens, paddocks & woodland
- First time on market for 55 Years
- Recording studio & tree house on site

Guide Price £950,000

## SITUATION

Candyland Studios is located on the outskirts of the village of Langtree, in a rural location, yet only two miles away from the nearest primary school, church and village hall with the nearest pub at Stibb Cross. The nearby town of Great Torrington has an excellent range of amenities for its size including a bank, butchers, bakeries, Post Office, green grocers, public houses, petrol station, supermarkets and small M&S food store. There is also the renowned Plough Arts Centre, which combines theatre and cinema with an art gallery, primary and secondary schools and a 9-hole golf course. Numerous nearby tourist attractions include RHS Rosemoor, the Dartington Crystal factory and the Tarka Trail, providing many miles of perfect walking and cycling along the old railway line. The port and market town of Bideford has a wider range of amenities, supermarkets and schooling for all ages again (public and private). This rural property is well situated to travel to a mixture of leisure pursuits within 15 miles including the beaches at Westward Ho! and Bucks Mills and the South West Coast footpath taking in the stunning vistas of the rugged North Devon Coastline.





Further afield is Dartmoor National Park affording excellent long walks and Barnstaple town with transport connections via rail at the train station to Tiverton Parkway and Exeter St Davids which connects to the rest of the rail network and A361 link road to the motorway. For those commuting or visiting, Bude and Okehampton can be reached by car in around 40 minutes, Exeter 1 hour, (M5) the motorway and South Devon coastline (Torquay) in approx 1.5 hours.

## DESCRIPTION

A rare opportunity to purchase a versatile, artistic rural retreat complete with professional recording studio whether for a lifestyle change or investment. Situated in a private and idyllic location, surrounded by few neighbours, rolling farmland and woodlands, this is the first time Candyland Studios has been on the market for over 55 years. Located down a private driveway surrounded by its own gardens and land amounting to 12 acres (the neighbour has a right of access along the driveway).

The property consists of a collection of unique outbuildings and conversions comprising a detached single storey three bedroom (self-built) cabin constructed from reclaimed materials. The Coach House, advertised as 'The Tractor Shed', is a detached two storey, four bedroom former stone barn and coach house building. Also within the grounds is a (self-built) two bedroom raised tree house style cabin and a converted bus called 'Woodland Retreat'. The owners currently operate the properties as a lucrative holiday letting business, providing an attractive income but has the potential to be expanded into caravan, camping/glamping or wedding venue subject to the relevant permissions and approvals.

Alternatively, the accommodation would be ideal for equestrian or hobby farming buyers, musicians having a full recording studio on site or other lifestyle home businesses such as a yoga or wellness retreat, the options could be endless. The layout of the accommodation and approximate dimensions are more clearly shown on the accompanying floorplan and the boundary can be found on the accompanying landplan.

## SPECIAL NOTE

- 1) Candyland Studios is currently being used as holiday accommodation and advertised through Canopyandstars.co.uk, where available weekly pricing and occupancy levels can be viewed. Income can be requested through our office. All the furniture, fixtures and fittings (excluding personal and sentimental items) will be included with the sale of the property.
- 2) The Tractor Shed has been inherited and absorbed by the owners as part of Candyland Studios. The Tractor shed is subject to an agricultural tie. This means that full time occupation of the dwelling shall be limited to a person solely or mainly employed or last employed, in the locality in agriculture as defined under section 290(1) of the Town and Country Planning Act 1971 or in forestry (including any dependents of such person residing with him/her) or a widow or widower of such a person.

Purchasers requiring funding, mortgages on properties with planning restrictions such as this are very difficult to obtain, please speak to a financial advisor prior to viewing if you need a mortgage.

3) The current owners will be keeping a pedestrian right of way along the private lane to access retained neighbouring land.

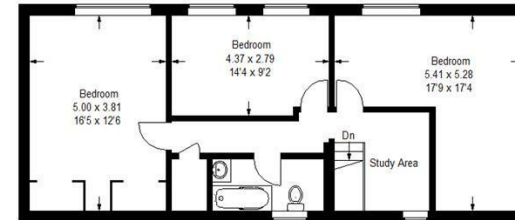
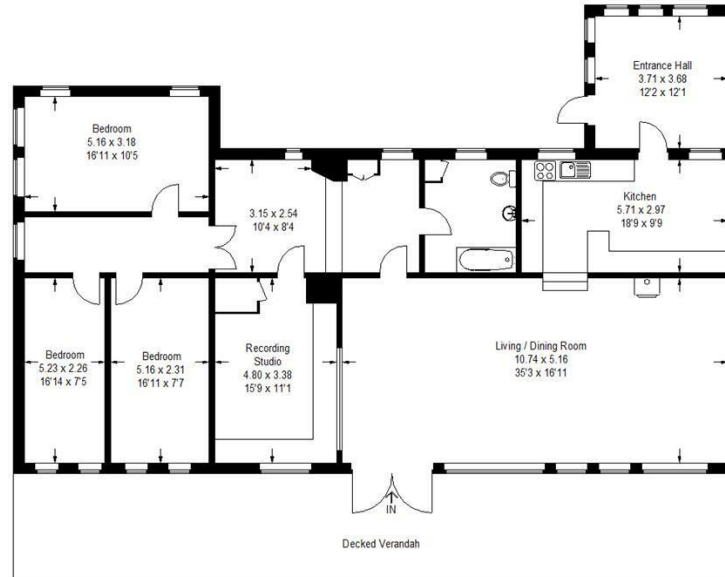
## SERVICES

Mains electricity and water. Private drainage. Candyland EPC Band F. 'The Tractor Shed' The Coach House EPC Band G

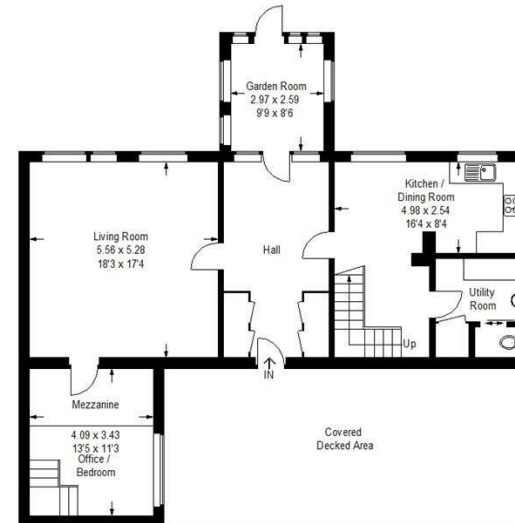




Approximate Gross Internal Area = 190.1 sq m / 2046 sq ft  
The Tractor Shed = 174.2 sq m / 1875 sq ft  
Total = 364.3 sq m / 3921 sq ft



The Tractor Shed - First Floor



The Tractor Shed - Ground Floor

(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID757181)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		55
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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