



Mount Sandford House

| Barnstaple, Devon

| Carter Jonas

Mount Sandford House Landkey Road Barnstaple North Devon EX32 0HL

A well-established and profitable holiday letting business specialising in large groups, situated on the edge of Barnstaple, with easy access to the town within 2 miles.

Sleeping up to 24 guests, this 10-bedroom Grade II Listed Manor House features a dining area with seating for 24 and 8 bathrooms.

Set within landscaped gardens and grounds of 1.3 acres, the property offers a range of facilities including a 9-person hot tub, games room and cinema room.

Located close to the North Devon surfing beaches of Saunton Sands, Croyde and Woolacombe.

In all, extending to 1.3 acres.

For sale as a whole by private treaty.



Location

Mount Sandford House is situated in elevated, rural location on the edge of Barnstaple with views over the nearby Portmore Golf Course. The property is just 2 miles from Barnstaple town centre and 10 miles from the sandy surfing beaches of North Devon, including Saunton Sands, Croyde, and Woolacombe.

The property benefits from easy access to the A361, providing a direct route to Junction 27 of the M5 motorway and further connections to North Devon and the North Cornwall coastline via the A39, also known as the Atlantic Highway.

The Castle Inn in Landkey, located 1.4 miles away, and the Chichester Arms in Bishop's Tawton, just 1.6 miles away, are both known for good food in the area.

Barnstaple is the commercial centre of North Devon and offers a range of amenities including shopping, supermarkets, restaurants, public houses, a sports centre, theatre, cinema, a Pannier Market, and district hospital.

The Tarka Trail, a cycling and walking route starting in Braunton, is accessible from Barnstaple. The trail runs through the harbour town of Bideford and concludes in Meeth.

Local tourist attractions include the fishing villages of Clovelly, Instow, and Appledore, situated along the Torridge Estuary. Hartland Point, with its lighthouse and rugged coastline, which is featured in TV productions, is located nearby. Additionally, The Big Sheep and the Milky Way Adventure Park are conveniently located just off the A39.

The Business

Mount Sandford House is a 10-bedroom Manor House sleeping 24 guests that specialises in large parties. The dining room has seating for 24 enabling large groups to book the property for holidays, family anniversaries, special birthdays, corporate events and hen parties. The business is well established and profitable and has been operational for over 20 years. The current vendors purchased the property in 2013.

The property is set in landscaped gardens and grounds extending to approximately 1.3 acres and provides a 9-person hot tub for guests to enjoy.

Additionally, Little Sandford is an annexe to the main house, offering accommodation for a further 7 guests. This property can be provided as extra accommodation, bringing the total capacity of the property to 31 guests.

The cinema room, added in 2019, has a 65-inch 4K HD TV with DVD player and surround sound system which guests particularly appreciate as an additional amenity during wet weather.

The business is advertised using its own website: www.mountsandford.com, along with social media such as Facebook and Instagram. In addition, the business is also promoted via holidaycottages.com, Oliver's travels, Kate & Tom's, Big Cottages, The Big House Company, hen party venues and Host Unusual.

Mount Sandford House also caters for corporate client's which represents approximately 20% of the business.

Extra services such as catering, beauty therapies, and minibus services are offered to guests which are particularly popular with stag and hen parties.

Mount Sandford House is run as a limited company. The gross turnover for the period July 2023 to June 2024, was £129,839 from 31 bookings. The year before from July 2022 to June 2023, provided a gross turnover of £159,026 from 35 bookings.

The business has further growth potential, especially to offer specialised holidays such as yoga retreats or golf holidays due to its proximity to Portmore Golf Course as well as other renowned courses in North Devon like Saunton Golf Club and Westward Ho!.

Further trading information can be provided to bona fide purchasers.

Mount Sandford House

Mount Sandford House is a Grade II Listed, period, three-storey Manor House from the 17th and 18th Century with 19th Century additions.

The accommodation provides an entrance porch with flagstone floor and a glazed original door leading into the entrance hall. The hall has a stripped wooden floor, a coved ceiling and stairs to first floor accommodation with polished balustrade.

The drawing room features a stripped wooden floor, a cast-iron open fireplace with marble surround and dual aspects, with windows to the front and a bay window with door that opens onto the veranda, overlooking the croquet lawn and gardens.

The dining room provides seating for 24 guests with windows to front, wooden panelling and floors, a coved ceiling, an open fireplace with tiled hearth and surround with wooden mantle and original built-in cupboards. Inner hallway with flagstone floor leading to cloakroom.

The cloakroom provides a Victorian style white suite of low-level WC, pedestal wash hand basin and frosted window to front. Door which is normally locked into inner hallway used by the business.

Utility room accessed from the inner hallway with windows to rear, wooden flooring, base units, built-in storage cupboards, plumbing for automatic washing machine, range of shelving and door into kitchen.

Shaker style kitchen of wall and base cupboards with slate work surfaces, wooden floor, original built-in cupboards, bench seating, Rangemaster electric oven and halogen hob, original style oil fired period Aga and door into rear hallway.

Rear hall with wooden flooring, coved ceiling, understairs cupboard and original wooden door leading out into the rear porch.

Glazed rear porch with flagstone floor, slate steps, wooden doors to the sun terrace and door into the orangery.

Sitting room accessed from the rear hall with wooden flooring, bay window with door leading outside to the croquet lawn and gardens, open fireplace with cast iron wood burning stove, slate hearth and slate mantle. Built-in original cupboards, glazed door and steps leading up into the orangery.

Orangery of glazed elevations and roof with tiled floor.

First floor landing with access to rooms and built-in cupboard.

Bedroom 1 (Saint-Est phe). Dressing area leading through into the main bedroom with bay window leading out onto the balcony overlooking the croquet lawn and the gardens. En-suite shower room.

Bedroom 2 (Pomerol). Original built-in cupboard, window to rear and en-suite shower room.

Bedroom 3 (Sancerre). Built-in original cupboard. Window to front with views over the surrounding countryside and en-suite shower room.

Bedroom 4 (St-Amour). A family room with bay window and door leading out onto the balcony overlooking the croquet lawn and gardens. Interconnecting room with bunk beds and an en-suite bathroom with slipper bath with ball and claw feet.

Second floor landing with hallway and window to front with countryside views. Steps and doorway leading into the roof void.

Bedroom 5 (Fleurie). Vaulted ceiling and exposed roof trusses with skylight and limited eaves height in part.

Bedroom 6 (Madrian). Vaulted ceiling with skylight and an en-suite shower room.

Bedroom 7 (Cabidos). Vaulted ceiling with skylight and window to front with countryside views. Built-in wardrobe. En-suite bathroom with freestanding central contemporary style bath and skylight.





East Wing

A 3-bedroom apartment currently let in conjunction with the main house.

Ground floor entrance with doorway that leads into an inner hall with stairs leading up to first floor. At first floor a hallway with an open plan kitchen with window to front overlooking the surrounding countryside, cloakroom and separate shower room.

Bedroom 1 with window to rear overlooking the gardens and an en-suite shower room. Built-in original cupboard with potential to be interconnected into Little Sandford.

Bedroom 2 is a suite. Seating area with bay window with built-in wooden window seat overlooking the rear gardens. Potential to add an en-suite into this bedroom or to use as a sitting room if the apartment is let separately from the house.

Bedroom 3 window to front with views over the surrounding countryside, painted cast iron open fireplace and built-in original wardrobe.

Gardens

Mount Sandford House has an enclosed walled garden which can be accessed via the rear porch and has gated access out onto the car park.

One of the major features of the property is the veranda and balcony to the side elevation overlooking the croquet lawn which can be accessed from the drawing room and sitting room at ground floor and Bedrooms 1 and 4 at first floor.

The gardens are landscaped with mature trees and a central pergola. Next to the house is a terraced area accessed from the rear porch for morning coffee with a glazed roof. There is a flagstone passage leading to

a store which houses the modern hot water cylinders and the pump which provides pressure to the hot and cold-water supply to the properties.

At the top of the garden is a 9-person hot tub with views over the gardens and a timber garden building with wooden shingle roof used for alfresco dining as a barbecue hut. There is potential to add a vegetable patch at the top of the garden as it is level and south facing.

Within the walled garden is an arched doorway leading through into the side gardens where there is a levelled croquet lawn which is enclosed by mature hedging and trees. Stone steps lead up to the top garden where there is a patio area which can be used as seating for guests.

At the end of the croquet lawn is a timber garden building, with electricity, used for the store of garden furniture and the croquet set.

The path leads through into further side gardens. A wrought iron gate leads through into the side garden with a trampoline, this area has potential to site glamping units to extend the accommodation, subject to gaining the necessary consents.

Accessed from the front of the property are a range of storage rooms which are interconnected to the main house which include a hall with door leading to the East Wing apartment with original built-in Welsh dresser. Door leading into an inner hallway with flagstone floor with door leading into the Manor House. Door into an office and door from the inner hallway leading through original larder with its original slate shelves currently used for storage.



Little Sandford

Two-storey annexe adjoining Mount Sandford House previously used as owner's accommodation. The annexe is now only let in conjunction with the main house but could be interconnected. The property sleeps a further 7 guests with 4-bedrooms.

Entrance via a flagstone courtyard with door leading into a hallway. Access to cloakroom and door into inner hallway with wall and base cupboards. Door into sitting room with ceramic tiled floor, underfloor heating, open fireplace with painted wooden surround and mantle housing a wood burning stove, window to side and rear. Built-in cupboard. Door into an ensuite shower room.

Modern shaker style kitchen accessed from the inner hallway with ceramic tiled floor, underfloor heating, slate work surfaces and Belfast sink unit. Window to rear and original Range fireplace with tiles housing a wood burning stove.

A spiral staircase leads to bedroom 1 which is galleried into the kitchen. The room has a skylight and limited eaves heights in part. Window to front with views over the surrounding countryside and window overlooking the front driveway.

From the kitchen dining area, steps lead up into a single storey garage of 4.83m x 4.24m with double wooden doors and plumbing for an automatic washing machine. Potential to be used to provide extra accommodation such as a dining room or bedrooms, subject to gaining the necessary consents.

First floor landing with access to rooms. Bedroom 2 with window to rear overlooking the gardens and painted cast iron fireplace.

Bedroom 3 with window to rear overlooking the gardens and a painted cast iron open fireplace. Bedroom 4 with window to side, built-in wardrobe and en-suite bathroom.

Little Sanford's garden is accessed from the car park with a levelled grass area, patio and an ornamental pond with a high degree of privacy from the business. Gated access into Mount Sandford House garden.

Facilities

The games room, named the Frog and Pheasant, measures 6.62m x 3.87m and is located in an outbuilding in the rear courtyard. Facilities include table football, a pool table, a wall mounted flat screen TV, Xbox games console, a bar with fridge and a Philips perfect pint beer machine. Cloakroom, spotlights and a range of built-in cupboards housing the electricity supply. Door leading into garage.

Cinema Room of 7.93m x 2.48m. Refurbished in 2019 and named the Mount Sandford Cinema with vaulted ceiling, electric heating, wooden flooring and steps down into an area where there is a wall mounted flat screen TV, a sofa and a range of bean bags for seating. Streaming is available from Netflix, Apple TV and Amazon Prime as well as having a DVD player with a range of DVDs for guests to use.

The Office, measuring 7.60m x 2.46m, adjoins the cinema room and was also refurbished in 2019 to provide wooden flooring, vaulted ceiling, skylights, exposed brickwork and a double-glazed window to front. Potential to be interconnected into the cinema room if required or converted into an external bedroom for guests. Accessed via French double-glazed doors.



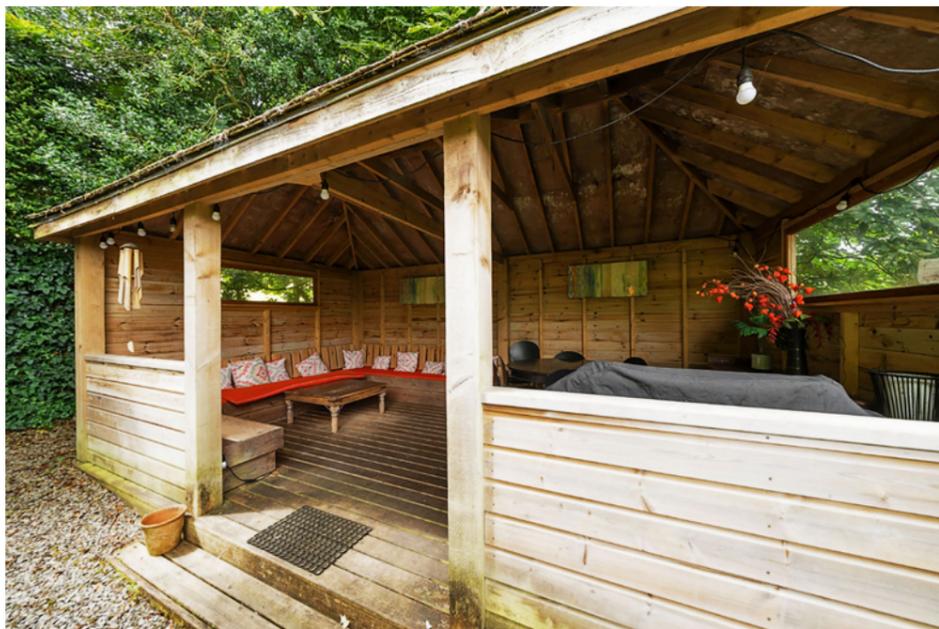
Floor plan

Mount Sandford House
Landkey Road
Barnstaple
North Devon
EX32 OHL

Total:
10190 sq ft / 946.4 sq



For illustrative purposes only - not to scale. The position & size of doors, windows, appliances and other features are approximate only.



Outside

To the front of the property is an in and out asphalt driveway with parking.

Accessed from the front of the property are a range of storage rooms which are interconnected to the main house currently used for storage for the business.

The gardens, which extend to approximately 1.3 acres, are landscaped and feature a croquet lawn. They are well-planted with mature specimens, including copper beech, and are predominantly laid to lawn with shrub borders, forming an integral part of the property.

Next to the games room is a garage of 6.75m x 5.12m with double wooden access doors, a concrete floor, power and lighting.

Garden/Log Store of 5.00m x 4.54m with power, lighting and an internal room used

as a log store. Adjoining is a single storey garage of 4.95m x 2.51m with a concrete floor and a vaulted ceiling. Used to store the bikes which guests are free to enjoy.

The garage adjoining Little Sandford, the log store, and the single garage form a single building that could be converted into additional accommodation or holiday letting cottage, subject to gaining the relevant planning consents.

Outside, to the top of the property, is an asphalt car park with parking for 12-14 vehicles.

Method of Sale

The property is offered for sale by private treaty inclusive of trade inventory to include furnishings, equipment, fixtures and fittings within the property and in relation to the business, excluding any personal items.

Tenure & Possession

The freehold interest is being offered for sale with vacant possession available on completion.

Listing Status

The property is Grade II Listed. Historic England reference number: 1107695.

Services

Mount Sandford House is serviced by mains electricity, water and drainage.

A Grant oil boiler services Mount Sandford House and Little Sandford with electric heating in the office and the cinema room.

There is a plastic water tank within Little Sandford's garden which is fed by the mains supply which gravity feeds the property.

EPC Rating

Awaited

Council Tax

Band B.

Rateable Value

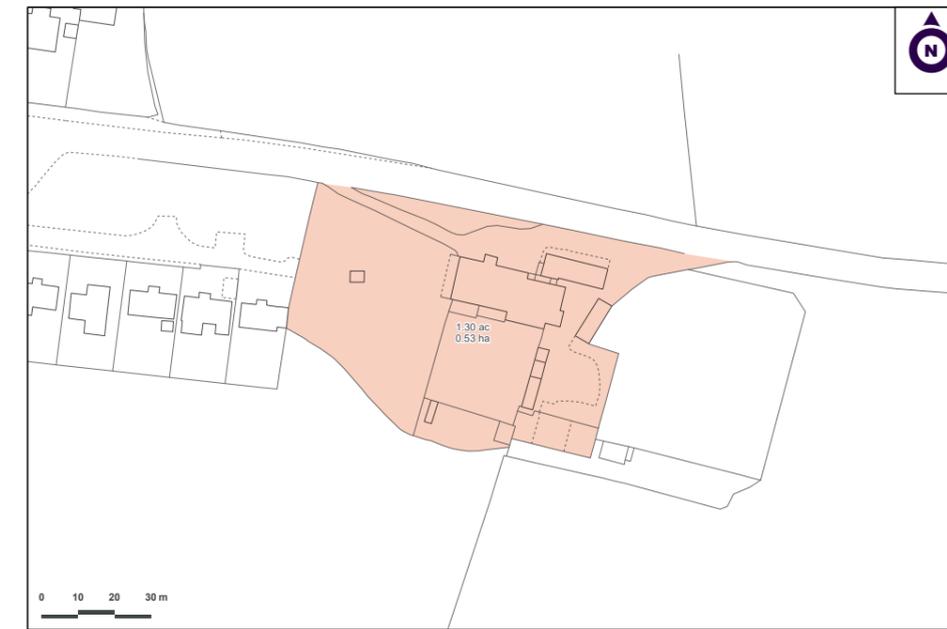
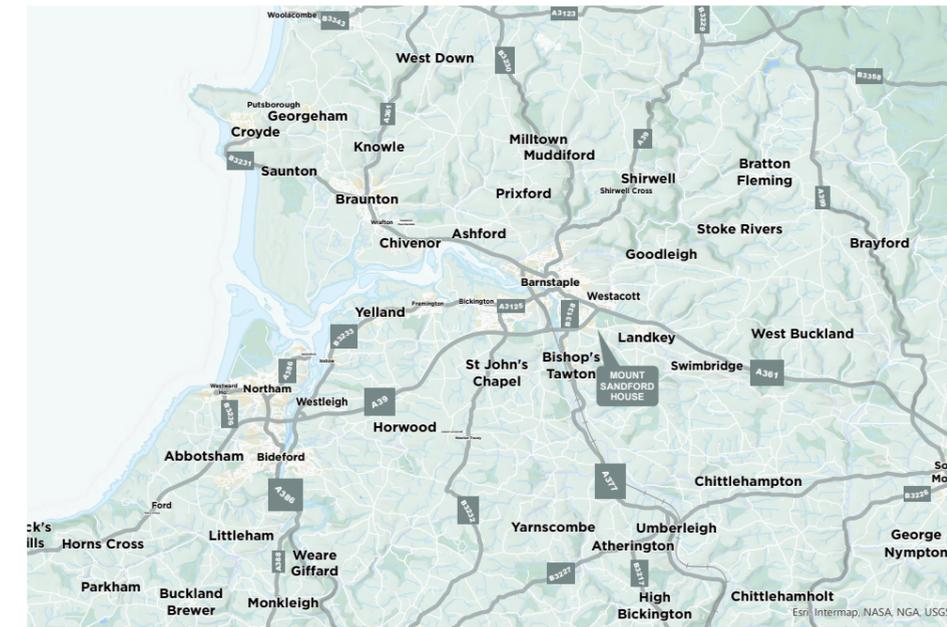
According to the Valuation Office, the premises has a rateable value of £8,100. Interested parties are advised to make their own enquiries.

Local Authority

North Devon Council
www.northdevon.gov.uk



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