



James Barn



Broadhembury 1.5 miles Kentisbeare 2 miles M5 Junction 28 4.3 miles

Outstanding business opportunity – Existing business, with consent to expand

- 2 Large shepherd's huts
- Consent for 3 more shepherd's huts
- Consent to convert 447 sqm barn
- Successful existing business
- Amazing views
- In all 6.3 acres (2.55 ha)

SITUATION

Located in an amazing elevated position, this incredible opportunity sits above the hamlet of Kerswell. Located between the market towns of Honiton and Cullompton, on the western edge of the Blackdown Hills, which is a designated Area of Outstanding Natural Beauty, there are many local walks. Kerswell is set between the popular villages of Broadhembury and Kentisbeare, both with primary schools, village shops and public house.

The nearby A373 offers swift access to Junction 28 of the M5 at Cullompton and A30 at Honiton, providing great links to Cornwall to the south and Bristol and London to the north and east. There are regular rail services to London Paddington from Tiverton Parkway, and Exeter International Airport provides a number of domestic and international flights.

DESCRIPTION

This unique business and development opportunity includes a successful shepherd's huts business comprising two luxury shepherd's huts known as 'Dreamhuts Retreat' with two hot tubs and a sauna. There is consent for three new shepherd's huts to expand the business (1 part of the original consent, 2 Ref 20/1885/FUL dated 28th Jan 2021). The thriving business has been run since new by the current owners for about 3 years with lots of fantastic positive feedback from guests, more photographs and details are available on their website dreamhuts.co.uk.

The property also includes a large barn extending to about 447 sqm with

consent under Class R (Ref 21/1462/PDR dated 15th July 2021) for the flexible change of use from agricultural to C1 use (hotel, guest house etc), with consent approved for physical changes, (Ref 21/2518/FUL). Indicative plans are available from the EDDC website or Stags, showing 8 guest rooms and a 2 bedroom managers accommodation.

GROUNDS

The gently sloping land has a south westerly aspect with fantastic far reaching views of the rolling countryside of Devon. In all there is approximately 6.3 acres (2.55 ha) of land.

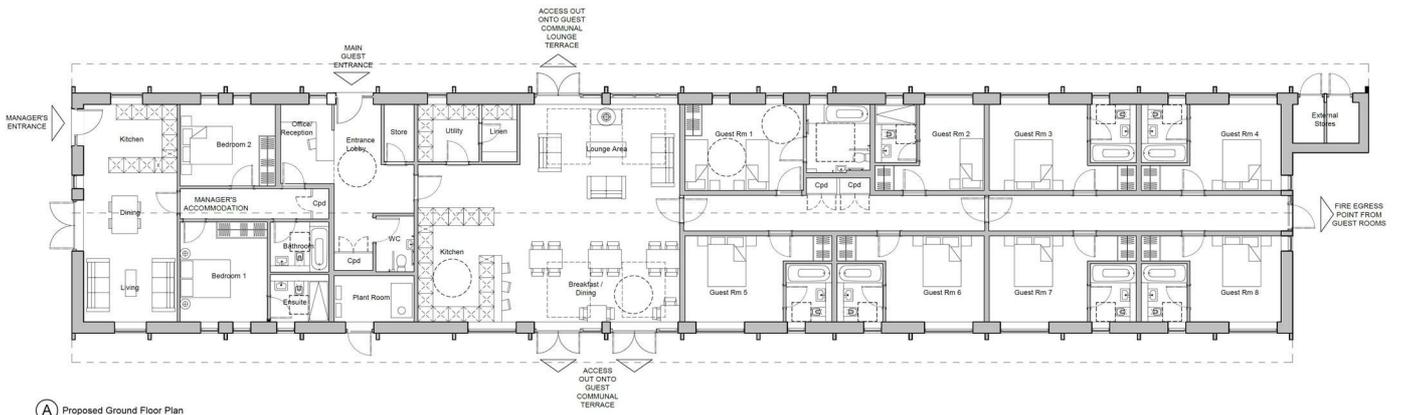
SERVICES

Mains electric, existing private drainage to shepherds hut (envisage the purchasers to install system to accommodate the large barn. Purchasers to install a private water supply via borehole, an indicative quote is available.

DIRECTIONS

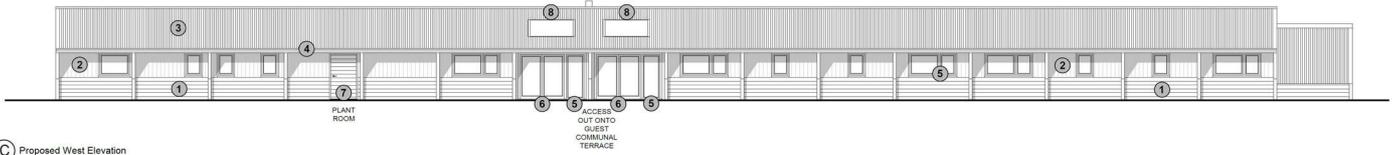
From Honiton take the A373 towards Cullompton. As you come into Dulford, turn to the north signposted to Kerswell. Come into heart of the hamlet and take the turning to the north, continuing up the hill and after about 400 yards the entrance is on your right.

**Offers In Excess Of
£650,000**



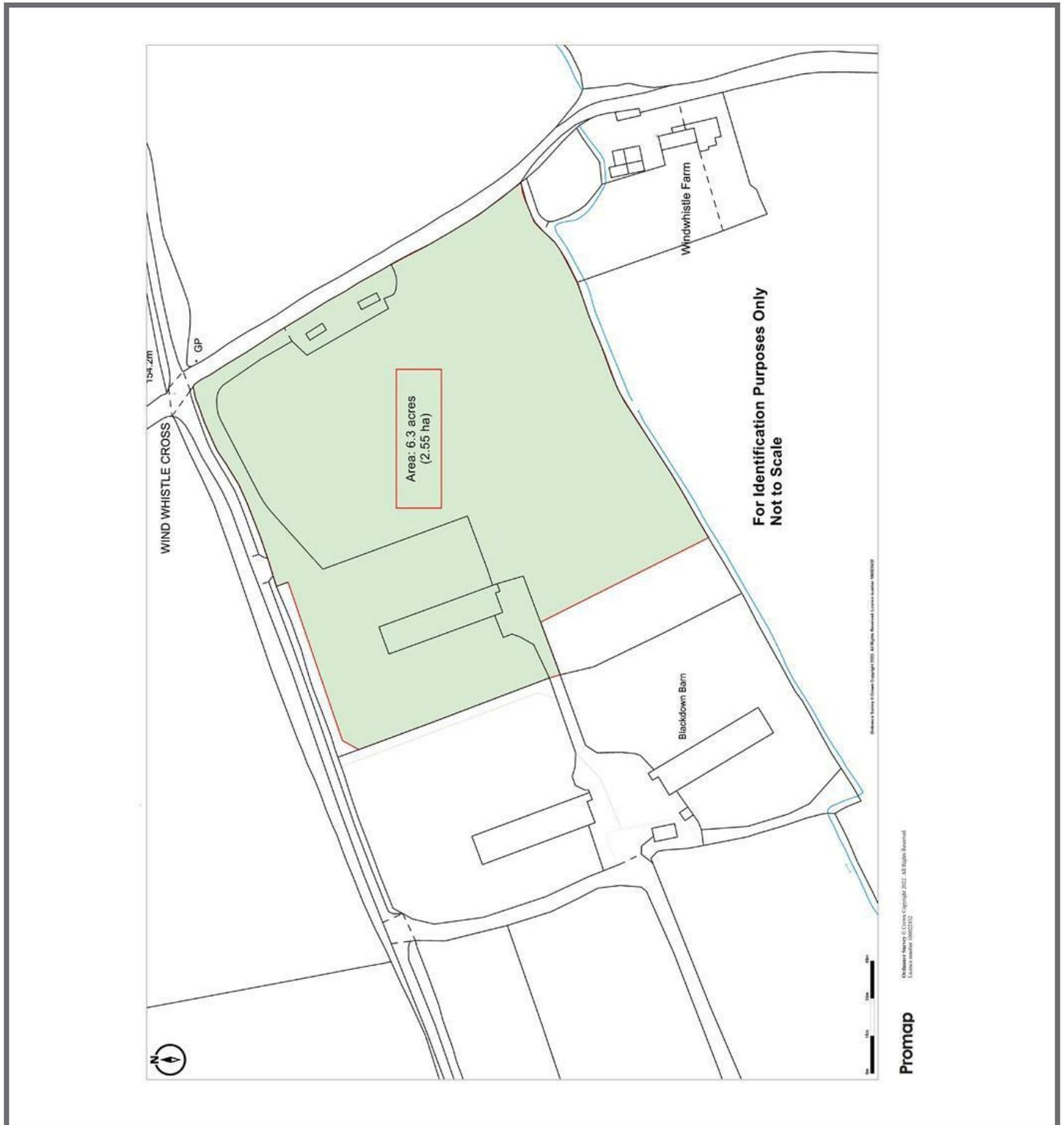
(A) Proposed Ground Floor Plan

Proposed Plans



(C) Proposed West Elevation





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

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