



T R I T C H A Y N E F A R M C O T T A G E S

Tritchayne Farm Cottages

Colyton, Devon EX24 6SP

- Colyton 1-mile Seaton/beach 4 miles
- Honiton /A30 7 miles
- Set in the East Devon Area of Outstanding Natural Beauty (AONB)

A superb, high quality, holiday letting business in a tranquil East Devon location

- 5 high quality holiday letting cottages with private gardens
- Manager's office overlooking the pond
- The Glasshouse - a separate function room
- Just over 2 acres with glamping potential STP
- Beautiful pond and mature gardens
- Ancillary buildings, orchard and meadow
- Excellent Jurassic Coast access - a World Heritage Site





Stags Holiday Complexes
21/22 Southernhay West
Exeter, Devon EX1 1PR
Tel: 01392 680058
Email: holidaycomplexes@stags.co.uk

The London Office
40 St James's Place
London SW1A 1NS
Tel: 020 7839 0888
Email: enquiries@tlo.co.uk



@StagsProperty



stags.co.uk

Introduction

Tritchayne Farm Cottages are five high quality, extremely well-presented self-catering holiday cottages surrounding an attractive courtyard just a mile from the charming historic town of Colyton. The infrastructure supports the smooth running of this business off site, which focuses on providing comfortable accommodation in this peaceful location. The grounds in all extend to approximately 2.12 acres and the paddock and small copse lend themselves, subject to planning, for development of glamping or camping or shepherd huts on site further expanding this already successful business.

Situation

The cottages are set in the East Devon Area of Outstanding Natural Beauty (AONB). The town of Colyton is about a mile away offering a variety of shops and facilities. The stunning Jurassic coast is 4 miles to the South at Seaton, a small coastal resort town. With the highly popular towns of Lyme Regis and Sidmouth both East or West respectively along the coast. An historic tramway operates along the banks of the river Axe providing a scenic connection between Colyton, Colyford and Seaton. The market town of Honiton (7 miles) offers a range of day to day amenities and is widely renowned for its specialist antique and book shops. There is a direct rail service from Honiton Station to London Waterloo whilst the A30 provides road access to the Cathedral City of Exeter and junction 29 of the M5 motorway.

The Cottages

The cottages, created from attractive old stone barns, offer characterful self-catering accommodation of a high standard superbly fitted out and each with a wood burning stove. Popular with group bookings where the whole site is occupied by one group it also suits individual guests with all the cottages having their own gardens as well as use of the extensive communal grounds.

In brief they comprise the Calf Pen (sleeps 4), Old Dairy (sleeps 4), Bull Pen (sleeps 2), Hay Loft (sleeps 2) and Old Barn (sleeps 5). Further information and images can be found at www.tritchayneholidays.com

The Glasshouse

A relatively new addition to the property, this provides a fabulous gathering space for group bookings staying in the cottages or as a function room for outside use. The room can comfortably seat up to 22 people and has a small bar and kitchen area. There is a decked area to the front overlooking the landscaped pond and a terraced area at one end – perfect for BBQs. Guests can also use the galley kitchen in the laundry room. A recently installed wood burner insures winter guests are able to enjoy the amazing space.





Office & Outbuildings

Overlooking the pond at the entrance to the garden is a custom-built office, perfect for running the business from. The separate laundry room enables on-site washing, drying and storage of linen. There is also a galley kitchen, shower and WC in this building. Beyond the vegetable garden is the Gardener's shed. In the field to the rear of The Glasshouse is a double doored Shed. At the end of the car park is a single Garage with adjoining Workshop and Cabin with double doors overlooking the pond. There is also a store between the Calf Pen and Bull Pen

The Grounds & Gardens

The gardens are a delight with over 2 acres in all, within which are private gardens for each cottage, an orchard, a herb and flower garden with raised beds and plenty of seating areas for guests to enjoy the peace and quiet - the seating areas around the pond are particularly attractive. The meadow (approximately 1.4 acres) is surrounded by trees, with a second smaller field and copse at the end with far reaching views across the Coly Valley to Shute. There is a separate gated entrance from the country lane and a new owner may wish to investigate the possibility of offering camping or glamping in this field, or even weddings subject to the required consents.

Services

Mains electricity. Electric heating. Private water supply and private drainage.

Outgoings

The business rateable value is £12,500.

Local Authority

East Devon District Council www.eastdevon.gov.uk

Directions

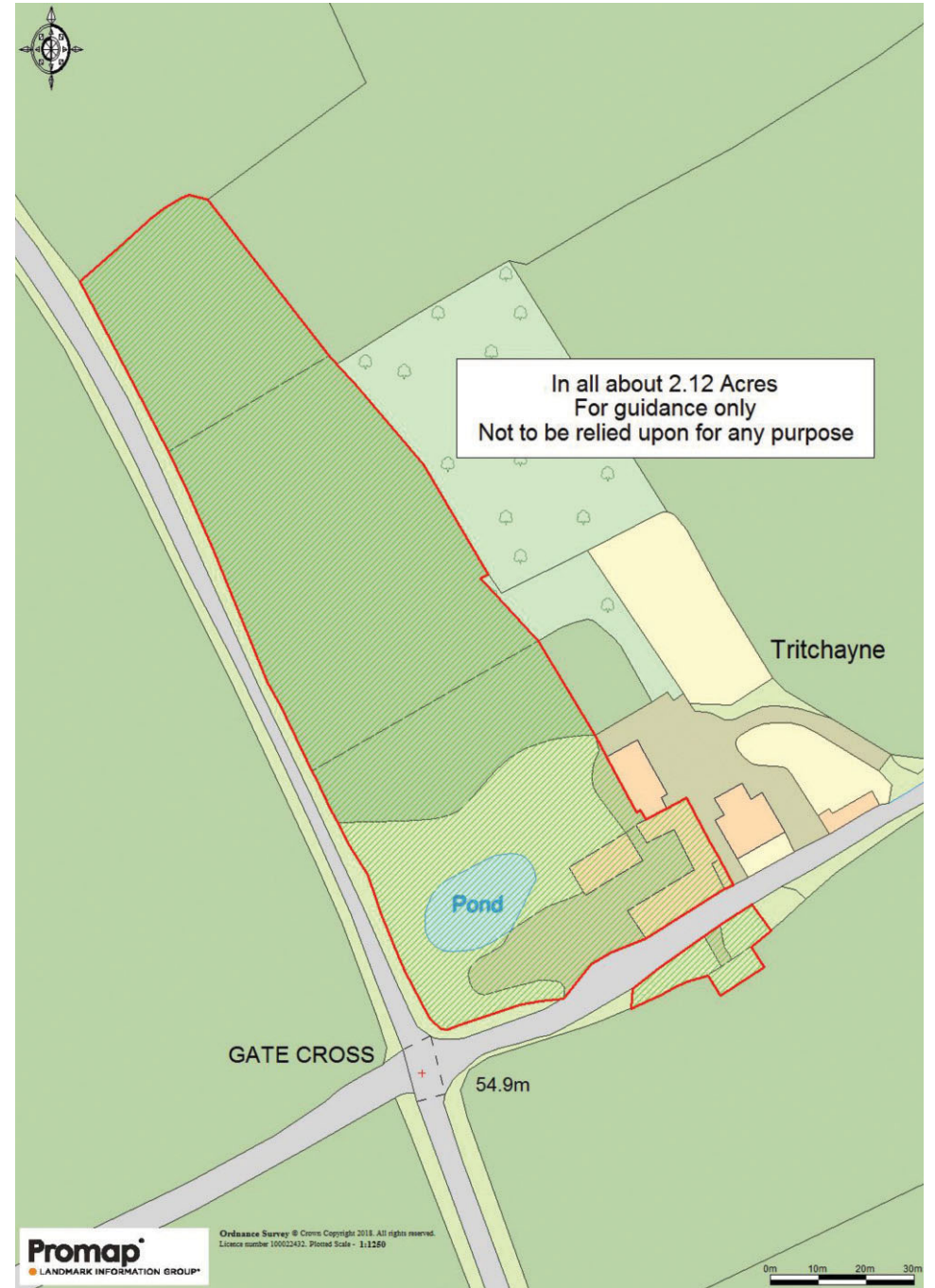
From the centre of Colyton take either Kings street or Vicarage street, leading North out of the town over the bridge. Continue for a short distance and take the first right fork. After approximately half a mile take the first right turn into Watery Lane, with the property being the 1st entrance on the left.

Viewing

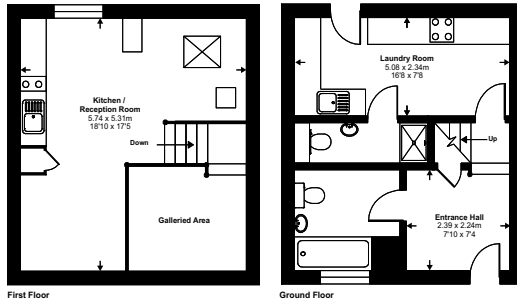
Strictly by appointment through Stags on 01392 680058. These particulars are a guide only and should not be relied upon for any purpose.

Disclaimer

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



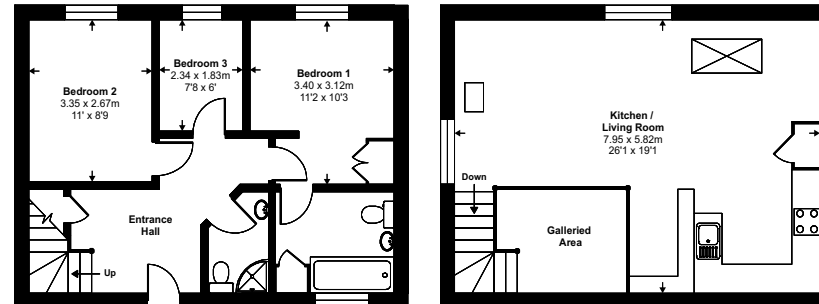
Hayloft
 Approx. Gross Internal Floor Area
 53 Sq Metres 571 Sq Ft (Excludes Galleried Area)



First Floor

Ground Floor

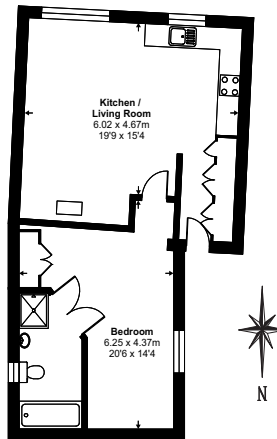
Old Barn
 Approx. Gross Internal Floor Area
 75.8 Sq Metres 922 Sq Ft (Excludes Galleried Area)



Ground Floor

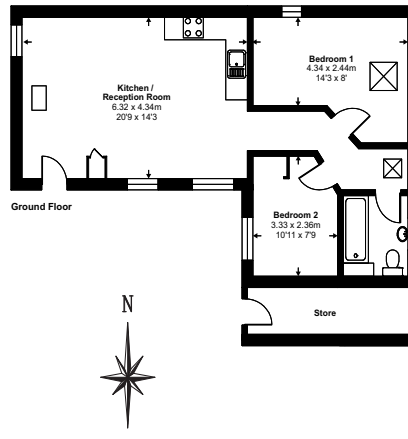
First Floor

Bull Pen
 Approx. Gross Internal Floor Area
 58.1 Sq Metres 626 Sq Ft



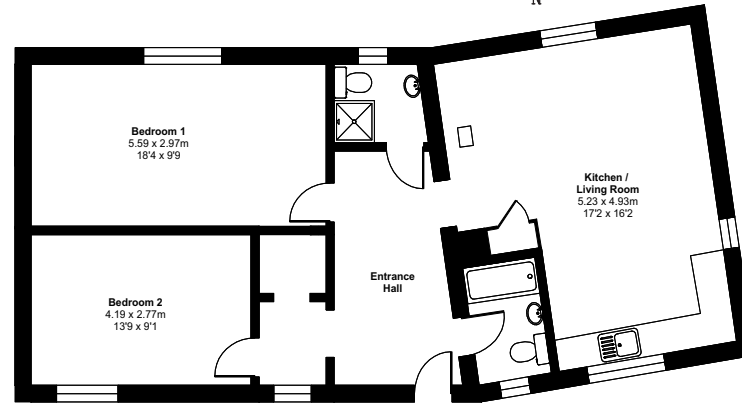
Ground Floor

Calf Pen
 Approx. Gross Internal Floor Area
 58.9 Sq Metres 635 Sq Ft (Excludes Outbuilding & Store)

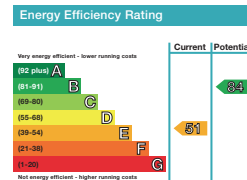


Ground Floor

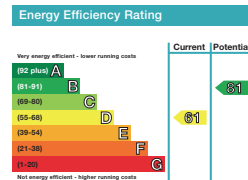
Old Dairy
 Approx. Gross Internal Floor Area
 75.8 Sq Metres 817 Sq Ft



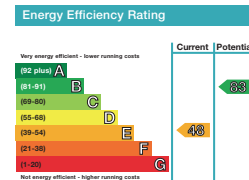
Hayloft



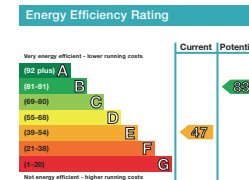
Old Barn



Bull Pen



Calf Pen



Old Dairy

