The Gardeners Nursery & Daisy Meadow Safari Tents, Leonard Moor Cross, Uffculme, Cullompton, Devon, EX15 3EX

Offers In Excess Of £500,000
A fantastic opportunity for a complete lifestyle change, just in time for the new year! A character cottage with an established and expanding garden nursery and safari tent 'glamping' business with outstanding potential for the future. Set in approximately 2.29 acres the property and growing business is set between the village of Uffculme and M5 motorway on the B3181 and is also on the edge of the proposed £200 million 'M5 Junction 27 Eden Westwood Leisure and Tourism Project'.

Description
The property consists of a character Grade II listed cottage with a generous garden. The accommodation includes entrance hall, cloakroom, sitting room with wood burner, dining room and a kitchen with Aga. The first floor consists of three good size bedrooms and a well fitted bathroom. Outside there is a brick outbuilding, separate and private entrance from the B3181, plenty of parking, patio area and lawned gardens.

'The Gardeners Nursery' has been established for a number of years supplying a wide range of seasonal bedding plants, perennials, shrubs, hanging baskets and Christmas trees and currently supply a number of local businesses as well as being open to the public. The nursery includes approximately 16 spaces for customer parking but with plenty of space to expand if necessary. The main structures include a 67'4" x 22'5" heated greenhouse with water system and electricity connected, 64'6 x 43' twin span 8 bay galvanised poly tunnel, 72' x 24' 10 bay galvanised single poly tunnel and an outside customer WC. There are also useful outside storage and work areas that could also be further utilised. The outside display areas are well planned and have also been cleverly designed to offer shade for the more delicate plants.

'The Gardeners Rest' are tea rooms with seating for 24 inside plus outside seating serving cream teas, light lunches, tea and coffee. The nursery is also complemented by a small gift shop. There is a mobile home used as a staff room with water, electricity and heating as well as laundry facilities for the site. The five star rated 'Daisy Meadow Safari Tents' offer probably the area of quickest growth already having planning permission for two more safari tents plus an outside kitchen and ablutions building. The existing safari tents named 'Bluebell' and 'Buttercup' sleep 4 people per tent and include a king size bed plus sofa bed and are heated by a wood burner. A gas stove and fridge are positioned on the South facing front veranda's overlooking the meadow. The individual shower rooms are a good size and consist of a WC, shower cubicle and basin heated by a wood burner.

More information can be found at 'www.daisymeadowsafaritents.co.uk' or on facebook at 'www.facebook.com/daisymeadowsglamping' and 'www.thegardenersnursery.com' or 'www.facebook.com/the-gardeners-nursery-241017409394784' and have been recently featured on Channel 4's 'Cabins in the wild with Dick Strawbridge.

Cullompton
Uffculme with its excellent local amenities is situated near the town of Cullompton, a market town in Mid Devon with a wide range of amenities with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the M5 accessible from here via junction 27 and 28.

Sales enquiries
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Disclaimer
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.
Total area: approx. 104.6 sq. metres (1126.1 sq. feet)

This plan is for guidance only and not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.