



Broomhill Estate

Barnstaple, North Devon

Carter Jonas



**Broomhill Estate  
Muddiford  
Barnstaple  
North Devon  
EX31 4EX**

**A former boutique hotel with potential to be converted into a large holiday letting business specialising in large group bookings. Ideally located on the outskirts of Barnstaple within easy reach of the town centre within 3 miles and only 9 miles from the North Devon coastline.**

The former hotel is located in a picturesque valley setting, with gardens that gently slope down to a stream. Once known as the Sculpture Gardens, the grounds are laid out as a nature trail. The property offers 7 en-suite bedrooms, with an adjoining, separately accessed, three-storey, 2-bedroom cottage. In addition, within the grounds, is a self-contained 1-bedroom cabin. A studio outbuilding offers potential for redevelopment, subject to the necessary planning permissions. The gardens and grounds are an integral part of the offering and include a former tennis court and outdoor swimming pool. In total, the property extends to approximately 17.7 acres of gardens, grounds, and woodland leading down to the stream.

**Carter Jonas**



**Location**  
Broomhill Estate is situated in an elevated position overlooking the woodland and is 3 miles from Barnstaple town centre and 9 miles from the coast.

The property has easy access to the North Devon coastline including the surfing beaches of Croyde, Saunton Sands and Woolacombe along with easy access onto Exmoor National Park, making it an ideal location to explore the North Devon coastline and Exmoor National Park.

The property benefits from easy access via the B3230, which connects to the A361/ North Devon Link Road which is mostly dual carriageway to the M5 motorway at Junction 27, approximately 38 miles away. Additionally, Broomhill Estate benefits from access to the A39, known as the Atlantic Highway, providing convenient routes further into North Devon and along the North Cornwall coastline.

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, pannier market and District Hospital.

The Tarka Trail, a cycling and walking route that starts in Braunton, is easily accessible from Barnstaple. The trail runs through the harbour town of Bideford and concludes in Meeth. Local tourist attractions include the fishing village of Clovelly, Instow and Appledore, situated along the Torridge Estuary. Hartland Point with its lighthouse and rugged coastline, which is featured in TV filming is located nearby. Additionally, The Big Sheep and The Milky Way adventure parks are conveniently located just off the A39.



**Broomhill Estate**

The former Broomhill Art Hotel is believed to date back to the early 1900's and was themed with art in the rooms whilst the grounds were used as a sculpture garden. The property is in an elevated position with views over the wooded valley down to the stream. The hotel facilities included a bar, reception and a dining room to accommodate events and weddings with seating for 60 covers.

The accommodation provides 7 en-suite bedrooms which were refurbished in 2021. Adjoining the hotel is a self-contained, three storey 2-bedroom cottage which is interconnected into the main hotel.

The grounds are an integral part of the property and were previously used as a sculpture garden and extend to 17.7 acres including woodland with paths leading down to the ponds and stream.

There is potential for the site to be reinstated as a hotel or as a large holiday let.

The property was previously used as a licenced wedding venue, it also featured an outdoor swimming pool and tennis court which are now in need of refurbishment. The site has access into adjoining ancient woodland of approximately 75 acres which is in separate ownership but can be enjoyed by the owners and guests at the property.

**The Business**

Recently the current owners have received a positive response to a pre-application to build luxury cabins in the grounds and to convert the former hotel into holiday letting apartments with a spa. In addition, there is potential for a residential scheme for up to 9 new-build homes, subject to gaining the relevant planning consents.







# Floor plan

Broomhill Estate  
Muddiford  
Barnstaple  
North Devon  
EX31 4EX

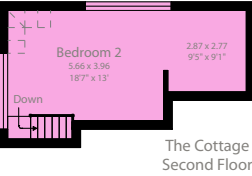
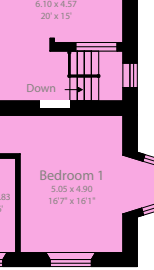
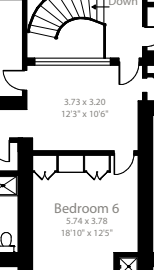
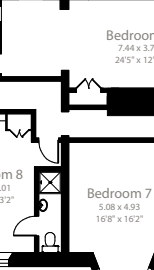
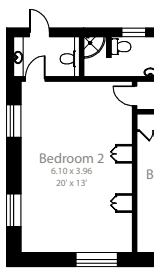
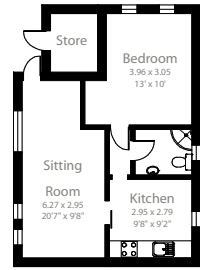
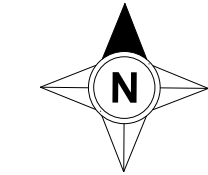
Approximate area:  
9224 sq ft / 856.9 sq m  
(includes laundry room)

Limited Use Areas:  
16 Sq Ft / 1.5 Sq M

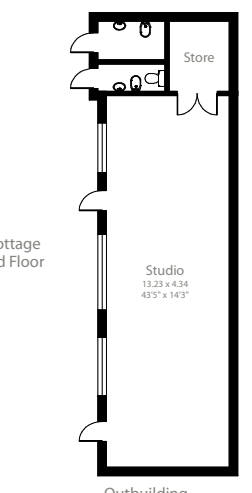
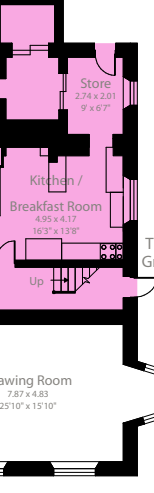
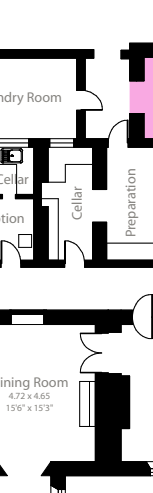
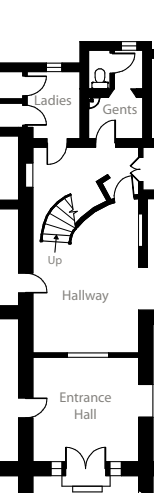
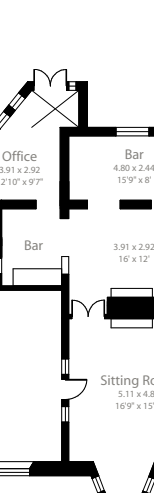
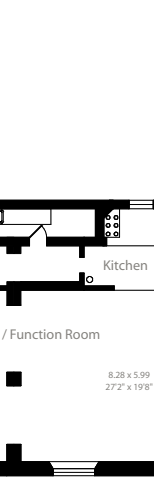
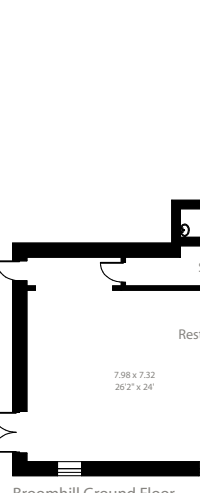
Outbuilding:  
753 Sq Ft / 70Sq M

Cabin:  
488 Sq Ft / 45.3 Sq M

Total:  
10481 Sq Ft / 973.7 Sq M



Denotes restricted head height



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



Outside

The gardens are a unique selling point of the property due to its woodland setting and the paths that were set up for the sculpture gardens which leads down to the pond and stream at the bottom of the site.

The land extends to 17.7 acres and there is potential to build lodges within the grounds, subject to gaining the relevant planning consents.

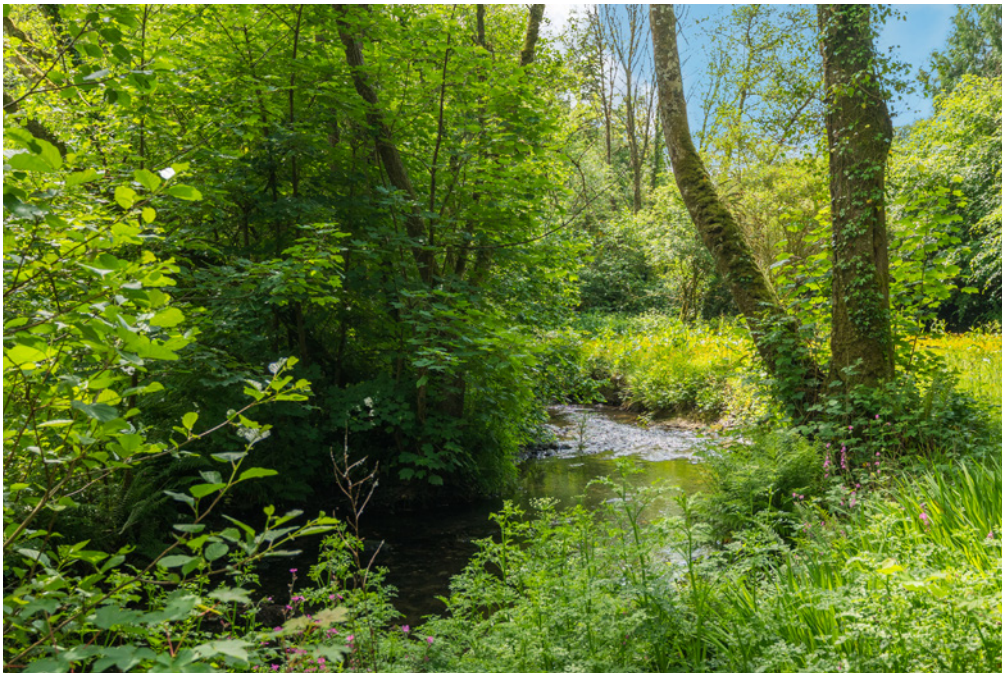
Within the grounds is a studio building with ladies and gents toilet facilities which was externally accessed for the use of the sculpture gardens. The building has potential to be converted into an additional holiday letting cottage or into a restaurant/tearoom to the site, subject to gaining the relevant planning consents.

To the side of the hotel is a gravelled car park with parking for 8-12 vehicles.

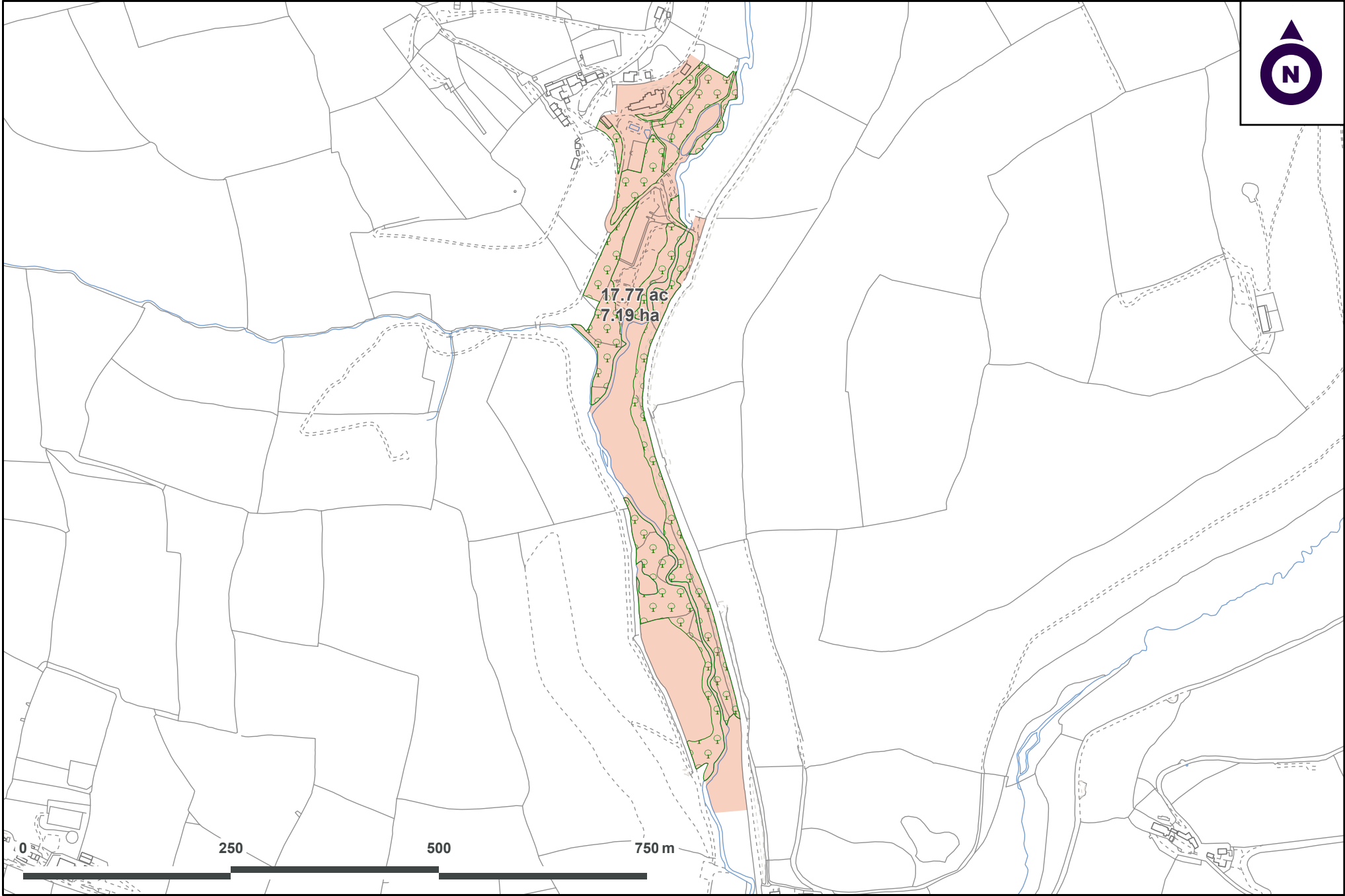
Next to the hotel is a 1-bedroom single storey cabin which has the potential to be occupied by staff members if required.

In addition, a gravel car park at the bottom of the site with space for approximately 50-70 vehicles.

The property is accessed from the B3230 via an asphalt driveway which leads up to the property and services further residential properties to the rear.







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**Method of Sale**

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

**Tenure & Possession**

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

**Wayleaves, Easements & Rights of Way**

The property is being sold subject to and with the benefit of all rights including: rights of way, whether public or private, light, sport, drainage, water and electricity supplies and other rights and obligations, easements and Quasi-easements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

It should be noted that there is a right of access over the driveway leading to further properties.

**Services**

Broomhill Estate is serviced by mains electricity, mains water and private drainage. The former hotel has oil-fired central heating.

**Rateable Value**

According to the Valuation Office, the premises has a rateable value of £30,000. Interested parties are advised to make their own enquiries.



**Local Authority**

North Devon Council  
[www.northdevon.gov.uk](http://www.northdevon.gov.uk)



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**Viewings**

Viewings are strictly by appointment only with agents Carter Jonas.





### Leisure

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07968 216 596 | [stephen.richards@carterjonas.co.uk](mailto:stephen.richards@carterjonas.co.uk)

Quad 4000, Blackbrook Park Avenue, Taunton, Somerset, TA1 2PX

### National Rural Agency

07880 084633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)

18 Davies Street, Mayfair W1K 3DS

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