



Cookbury Court

Holsworthy, Devon

Carter Jonas



**Puddleduck Valley  
Cookbury Court  
Holsworthy  
Devon  
EX22 7YG**

**Holiday cottage complex,  
glamping business, farmhouse  
and barn with planning  
permission, set in a rural  
valley setting, with lakes, yet  
only 15 miles from the North  
Cornwall coastline.**

The property provides a 17th Century  
3/4-bedroom farmhouse with two en-suite  
bedrooms, two holiday letting cottages  
and a holiday letting apartment/annexe.

Set in 6.07 acres of formal gardens and land  
that slopes down to the lakes.

Further barn with planning permission for  
conversion to two dwellings within a site  
of 0.92 acres with planning for two yurts  
overlooking the valley.

For sale as a whole by private treaty.

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### Location

Puddleduck Valley is set in a rural location on the edge of the hamlet of Cookbury and next to National Trust Dunsland which is parkland and formerly had a grand house. It is open to the public for walking and picnics with an abundance of wildlife including Sparrow Hawks and Roe Deer. The market town of Holsworthy is 5 miles away providing shops, supermarkets, a golf course, primary and secondary schools, library, doctors surgery, dentist and sports centre with indoor swimming pool complex.

Further facilities can be found at the seaside town of Bude, 15 miles away, or Okehampton, 17 miles to the south which gives direct access to the A30 which is dual carriageway to the M5 motorway and gives further access into Dartmoor National Park. The A39 known as the Atlantic Highway at Bude gives good road communications into North Devon and further access into North Cornwall to the seaside resorts such as Widemouth Bay and Padstow. There are nearby sandy surfing beaches in North Cornwall including Bude, Widemouth Bay and Sandy Mouth Bay (National Trust).

There are independent schools nearby including Shebbear College, Beaworthy and Kingsley School in Bideford. The Tarka Trail, a popular cycle path in the area runs between Braunton to Meeth. The Granite Way cycle route, which is traffic free, runs from Okehampton to Lydford past Meldon reservoir, Meldon viaduct and the tors of Dartmoor. In North Devon, popular tourist attractions include the fishing villages of Appledore, Instow, Clovelly, Hartland Point with lighthouse and rugged coastline, Dartmoor National Park with its tors, reservoirs, wild swimming and open moorland, plus the National Trust properties of Castle Drogo and Lydford Gorge.



### The Business

Puddleduck Valley is an established holiday cottage complex which has been in the same ownership since 2012 and has built up a successful business that provides high quality self-catering accommodation from the two holiday letting cottages and apartment. All of the holiday accommodation is dog friendly.

In addition, the Vendor's previously ran a glamping business which has now ceased but could be reintroduced to provide further income if required. Separately accessed bathrooms have been set up already for this purpose.

Planning permission was granted by Torridge District Council on the 23rd May 2013 for the erection of two yurts, planning reference 1/1137/2013/FUL and there is further potential to add glamping units at the bottom of the site next to the lakes, subject to gaining the necessary consents.

The established business is profitable with a gross turnover of £81,075 year ending April 2023 and £94,486 year ending April 2022. The business is not VAT registered.

The lakes at the bottom of the site offer potential to set up a coarse fishery for guests and in previous years they have been used as rearing ponds.

The present owners promote the business via their websites: [www.puddleduckvalley.co.uk](http://www.puddleduckvalley.co.uk) and [www.pillowsandpawscottages.co.uk](http://www.pillowsandpawscottages.co.uk). In addition, they use booking.com, Airbnb and Tripadvisor (rated 5\*) and also use social media including Facebook. Third party online travel agents and website sales are all fully automated, synchronising through a central channel management system. At present a dynamic pricing model is used to maximise profitability.

The property is for sale as the clients work externally from the business. Trading information can be provided to bona fide purchasers.

### Cookbury Court

A detached 17th Century farmhouse with attached annexe including such features as beamed ceilings, exposed wooden floors and open fireplaces with wood-burning stoves.

The property provides an entrance porch leading into an open plan sitting/ dining room with wood burning stove with a door off leading into a snug/ bedroom 4 with additional wood burning stove.

The kitchen is of a Shaker style with views over the rear garden and provides a Range cooker and an island with breakfast bar.

A door and steps give access into the lower kitchen/scullery which has previously been used in conjunction with the glamping business as a kitchen facility for guests and has a second staircase which previously led to the first floor accommodation which formerly connected the annexe (Appleloft) to the main farmhouse which has now been blocked but could be reopened if required. To the front of the property is an orangery which is used as a further dining area overlooking the gardens. In addition, a boot room and WC facilities.

At first floor a landing provides access to three bedrooms, two with en-suite shower rooms, and a family bathroom.









# Floor plan

Puddleduck Valley  
Cookbury Court  
Holsworthy  
Devon  
EX22 7YG

Approximate area:

Total:  
3008.52 Sq Ft / 279.5 Sq M



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

## The Cottages

The two stone built holiday letting cottages and apartment are promoted as Puddleduck Valley providing stylish, eco-friendly holiday accommodation. The two cottages are converted from traditional stone barns and the apartment is a wing of the farmhouse. The accommodation is of a high standard and includes such features as vaulted ceilings, exposed roof trusses, wall mounted smart TVs, white bathroom suites and wood-fired hot tubs.





**Buttermilk Cottage**

Two-storey barn conversion with an open plan sitting/dining room and kitchen area on ground floor along with a bedroom and bathroom. The sitting room has French doors overlooking the gardens and views of the valley. The first floor is accessed via a yacht's staircase and provides a bedroom with skylights under the eaves, making it ideal for children. Outside is an enclosed garden with patio area, BBQ, seating and a wood-fired hot tub. (Sleeps 4).



**Stables Cottage**

Single-storey stone barn conversion providing a hallway, an open plan sitting/dining room and kitchen area, two bedrooms (second bedroom with double bunk beds) and bathroom with shower over. Outside an enclosed garden laid mainly to lawn with wood-fired hot tub and BBQ. (Sleeps 4).





**Appleloft**

First floor apartment accessed via external slate and brick steps into an open plan sitting/dining room with vaulted ceiling and exposed roof trusses, kitchen, shower room and bedroom with vaulted ceiling and exposed roof trusses. Garden area with seating, BBQ and fire pit. (Sleeps 4).



**The Glamping Business**

Next to Stables Cottage are two bathroom suites which include close coupled WCs, wash hand basins and baths with showers over.

Previously the Vendors let yurts as holiday accommodation and if a new owner wanted to expand this area of the business, then the bathroom block is already set-up. Previously the clients have used the second kitchen in the farmhouse, which has its own separate access opposite, as a facility for guests to use for cooking and dining.

**Outside**

To the front of the farmhouse are landscaped gardens laid mainly to lawn with trees and shrubs which is shared between the cottage complex. Next to the

farmhouse is a gravel parking area and a newly built timber double garage with concrete floor which houses the newly installed LPG boiler.

At the bottom of the site are 6 spring-fed lakes formerly used as rearing ponds for crayfish with the land adjoining a picturesque stream.

The valley setting with the stream is an ideal location for a glamping site due to its picturesque nature. The area has mature trees of oak, ash and beech and there is a path that leads from the farmstead down to this area of the land.

The land at the bottom of the site next to the lakes adjoins the National Trust parkland Dunsland Estate, and benefits from the backdrop and the wildlife





The Barn

Located a short distance to the west of the farmhouse is a former agricultural barn with planning permission for conversion to two dwellings (one 3-bed and one 4-bed) under planning reference 1/0541/2022/FUL.

The plot in total extends to 0.92 acres with planning for two yurts overlooking the valley with access leading down into the valley with a stream and lakes.

In 2024, water and electricity were made available to the barn, ready for connection.



Method of Sale

The property is offered for sale as a whole, or as Lot 1 only, by private treaty, inclusive of trade inventory to include furnishings, equipment, fixtures and fittings 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.

Planning

Planning reference 1/0991/2016/FUL. Proposed barn conversion to holiday let (Buttermilk Cottage). Granted by Torridge District Council on the 6th January 2017.

Planning reference 1/1190/2014/FUL. Retrospective application for use of part ground and first floor of existing dwelling for self-catering holiday accommodation (change of use of the annexe for Appleloft apartment into holiday accommodation). Granted by Torridge District Council on the 29th January 2015.

Planning reference 1/1137/2012/FUL. Erection of 2 no. yurts and conversion of outbuilding to form ancillary shower accommodation and a 2-bedroom self-catering unit (Stables Cottage). Granted by Torridge District Council on the 23rd May 2013.

Planning reference 1/0541/2022/FUL. Conversion of barn to 2 no. dwellings. Granted 1st September 2022. A subsequent Certificate of existing lawful development for the commencement of planning approval has been submitted.

Services

The farmhouse is connected to mains electricity and water with private drainage.

An LPG boiler is housed in the newly constructed garage which adjoins the farmhouse and services the farmhouse, the three cottages and the glamping bathrooms.

Water and electricity is available to the barn with planning permission.

EPC Ratings

Cookbury Court, EPC rated E.  
Stables Cottage, EPC rated C.  
Buttermilk Cottage, EPC rated C.

Council Tax

Band F

Rateable Value

According to the Valuation Office, the premises has a rateable value of £12,375. Interested parties are advised to make their own enquiries.

Local Authority

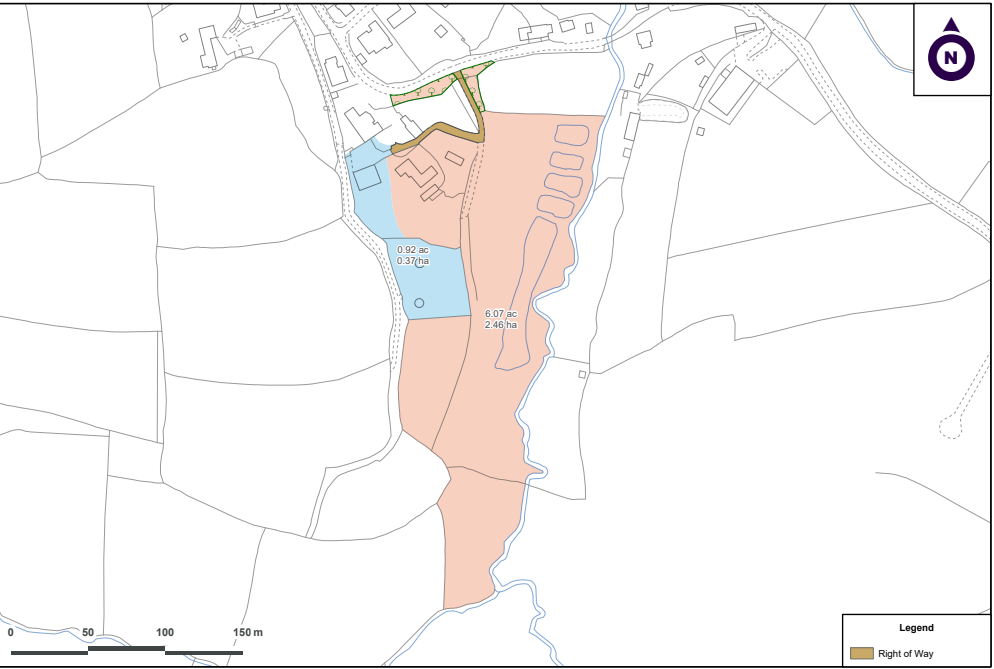
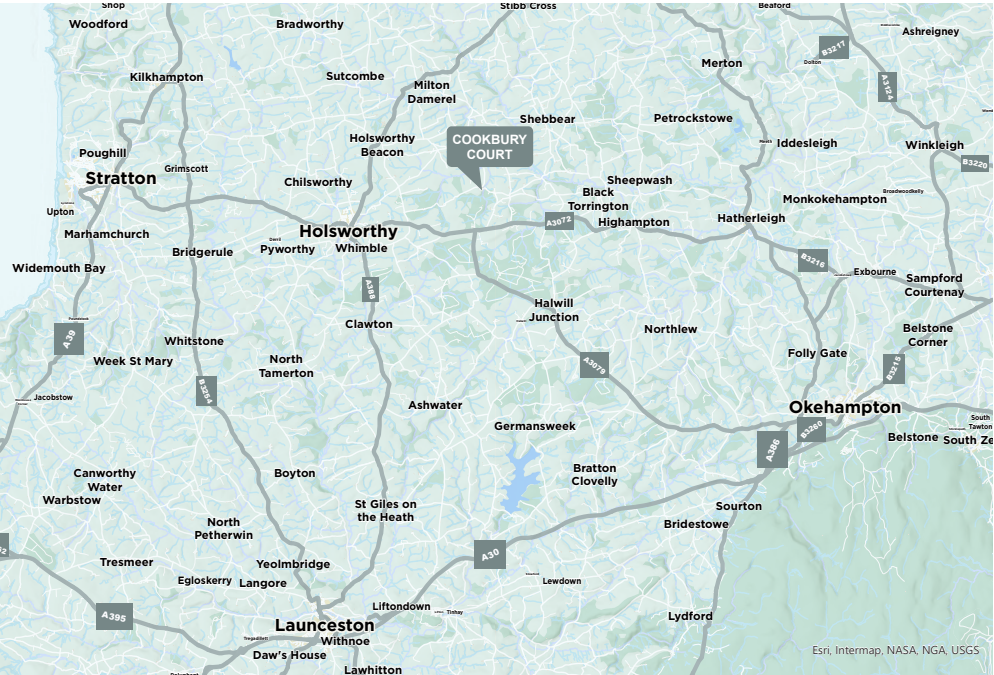
Torridge District Council  
www.torridge.gov.uk

Viewings

Strictly by appointment with agents  
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## Leisure

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