



**ACORNS CAMPSITE, CREACOMBE PARSONAGE FARM, RACKENFORD,
TIVERTON, EX16 8EL**

£1,875,000 FREEHOLD TO INCLUDE F&F

Miller Commercial 
Chartered Surveyors and Business Property Specialists



SUMMARY:

- * MID DEVON TOURING (54) AND STATIC (4) SITE
- * C. 13.16 ACRES PRIVATE GARDEN, SITE AND ADDITIONAL PLANNING LAND
- * BEAUTIFUL HOME (3 BED), ANNEXE / B&B / LET (3 BED)
- * SUPERB BAR, RESTAURANT AND OUTDOOR POOL
- * PERMISSION FOR 20 ADDITIONAL STATIC VANS FOR ALL YEAR HOLIDAY USE
- * CLIENTS OWNERSHIP SINCE 2007, GENUINE SALE
- * HISTORIC/O £297k, NOW SCALED BACK FOR OWN PURPOSES
- * RARE OPPORTUNITY IN A BEAUTIFUL SETTING
- * EPC's F (34) AND B (41)

LOCATION:

Acorns is situated in the beautiful unspoilt rolling countryside of Mid Devon, between Tiverton, Crediton and South Molton. This is an ideal base to explore Dartmoor, Exmoor and Devon's North and South Coasts.

Nearby is Rackenford which has a primary school, shop and for further needs, the small market village of Witheridge, which has a PO / Store and food and beverage outlets.

This area is considered to be a desirable part of the Country and upon viewing this is evident, particularly from the campsite which far reaching views towards Dartmoor.

PROPERTIES:

An historic farm which has period buildings beholding its history. The main house, we are advised, dates to 1601 and was converted into a campsite in 2007. The farmhouse and interconnecting building offer scope for an extended family, or use for income, such as B&B or holiday letting, subject to some modification.

The Barns once used as part of the farm are a delight, with much character, but in good external and internal condition and offer possible alternative use.

The site is well serviced with showers etc and has a bar / restaurant converted from a former cowshed in 2015.

BUSINESS:

The business has been in our clients tenure since 2007, since when the property and site has had significant investment to both improve and extend. The site currently trades as a naturist site and will trade as such for the upcoming 2025 season, however, bookings will be made on a refundable basis should a new buyer not wish to continue with this offering.

Historic turnover was £297k with an adjusted net profit of c. £130k, this has been scaled back due to our clients personal preference and therefore offers an opportunity to potentially re-gear / market the business in a new direction and achieve similar or additional turnover.





ACORNS FARMHOUSE:

NB : Plans on page 9 and available as part of Information Pack.

Main House : Accessed through the Courtyard, leading to the front of this attractive period (Not Listed) property which we are advised dates to 1601 and was once a working farm.

Entrance hallway into Lounge with woodburner and well appointed kitchen. Off the lounge an office and from the rear hallway, a boot room / utility which leads to the rear yard and garaging.

On the first floor are three (3) good sized bedrooms and a bathroom / shower.

ACORNS ANNEXE / B&B / LET:

Accessed through the farmhouse kitchen and with own front door, is this versatile building which could be incorporated into the farmhouse to provide extended family accommodation, revert to its previous use for B&B guests or with an addition of a kitchen could be a self contained holiday let.

Entrance hallway, with wet room / wc, through to large lounge and on the first floor 3 bedrooms (all with wash hand basin, two with WC and one with a shower).

ACORNS BARNs / WORKSHOPS:

As one enters the courtyard there are several period two storey buildings, for when the property was a farm and today comprise a large former threshing barn, two piggeries and a building on the end. These buildings are a particular delight and could easily lend themselves to leisure related use.

To the rear of these barns is a large Caravan store building.

To the side and rear of the farmhouse is the water tank shed, garages, workshop, wood store and greenhouse. Of particular note is our clients workshop c. 15m x 18m with mezzanine storage.

ACORNS CAMPSITE:

Set within c. 13 acres overall, this mature site is well serviced with a Restaurant / Bar and Pool, two shower blocks and other guest facilities.

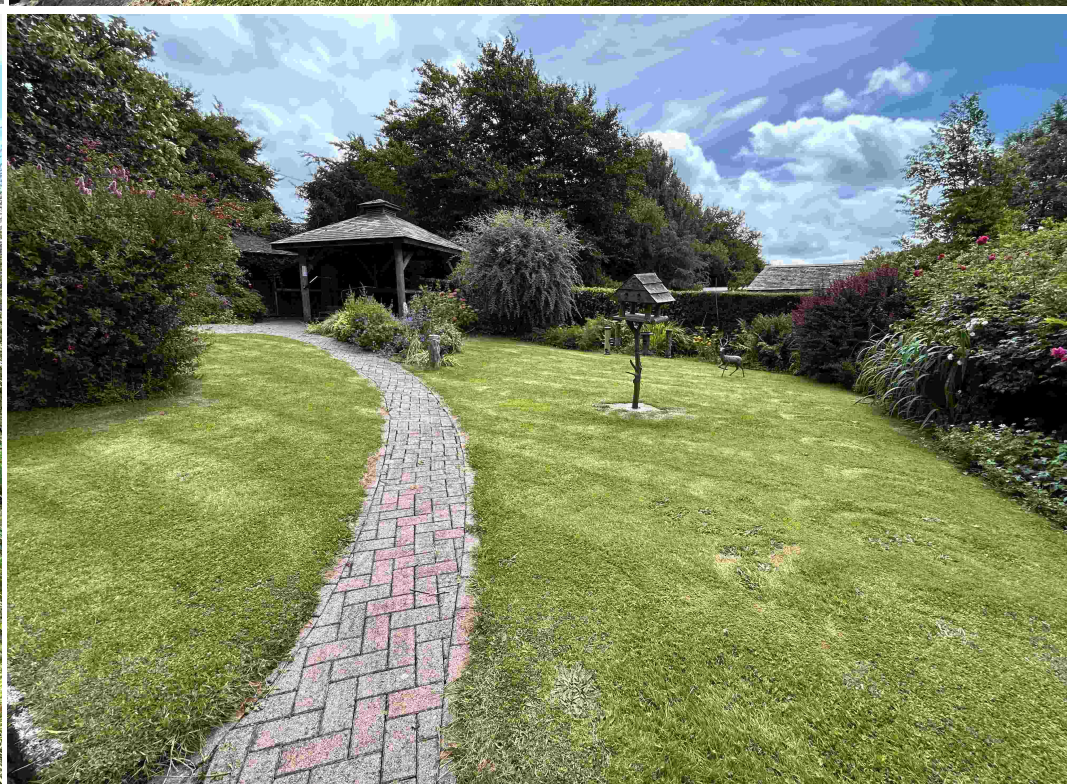
Comprising 54 pitches (41 electric hook up and 13 non hook up), with good levels of screening and affording beautiful far reaching views. The 4 statics have parking and decking / gardens.

The Cowshed : converted in 2015 and providing a 20-30 cover restaurant, bar and ample seating with windows overlooking the countryside and a feature woodburner. There is a well equipped commercial kitchen to the rear of the building, with a cold store.

Site facilities include two shower blocks, one within the courtyard (5 showers) and one a former static caravan converted to 2 cubicles with shower, wash hand basin and wc and 2 cubicles with wash hand basin and wc. Other facilities include a massage room, sauna, hot tub and a 33' x 18' (4' deep) heated outdoor pool with decking area.

Static caravans : 4 (2008) sited above the touring pitches and with fabulous views, Atlas and Willerby.





GENERAL INFORMATION:

Local Authority
North Devon Council
Lynton House
Commercial Road
Barnstaple EX31 1DF

General Enquiries : 01271 327711
www.northdevon.gov.uk

SITE AREA & TITLE:

The site extends to c. 13.16 acres (to be independently verified by interested parties) split c. 5 acres for the house, 'Cowshed' (Restaurant / Bar / Pool) area , courtyard of barns, touring site and clients vegetable garden, the remaining c. 8 acres is broadly split into two fields with mature trees, pond and an area of woodland. The latter area of c. 8 acres is for the guests to enjoy and has total privacy and is a major boon to the sites appeal.

PLANNING PERMISSION:

The amenity land area has been granted permission (24th October 2023) - Application No. 77512 which allows for the siting of 20 no. static caravans for year round occupation as tourist accommodation.

LICENCES:

Site Licence : Advised for holiday use between 15th March and 15th November, copies available.
Alcohol Premises Licence : Sale of alcohol on the Premises.

METHOD OF SALE:

Sale of Assets as a Going Concern by way of Private Treaty.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value (April 2023) is £19,475. To find out how much business rates will be payable there is a business rates estimator service via the website.

SERVICES:

Advised by clients.
Sewage Treatment Plant
Borehole (with 10,000 litre water tank facility)
Bottle gas for cooking
Oil Central Heating
Interested parties to make own enquiries through their Solicitor.

INVENTORY OF PLANT & MACHINERY:

An inventory of plant and machinery, loose chattels and equipment to be transferred on Completion free of any lease / lien.

STOCK:

Any consumable stock to be take at Valuation (cost price) and value agreed between seller and buyer on Completion.

ENERGY PERFORMANCE CERTIFICATES:

Farmhouse F(34)
Cowshed B (41)

VALUE ADDED TAX:

We are advised the business is registered for VAT.

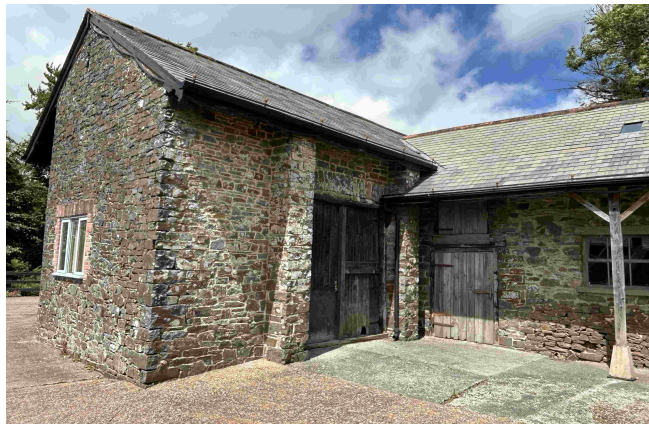
FINANCE:

If you require advice regarding the financing of Acorns, at no initial cost, please contact us as below.

CONTACT INFORMATION:

For further information or an appointment to view please contact:-

Graham Timmins on 01872 247019 / 07900 604078
Email gt@miller-commercial.co.uk
Jonny Bright on 01872 247022 / 07425 311949
Email jb@miller-commercial.co.uk





Acorns, Creacombe Parsonage Farm, Rackenford, Tiverton, EX16 8EL

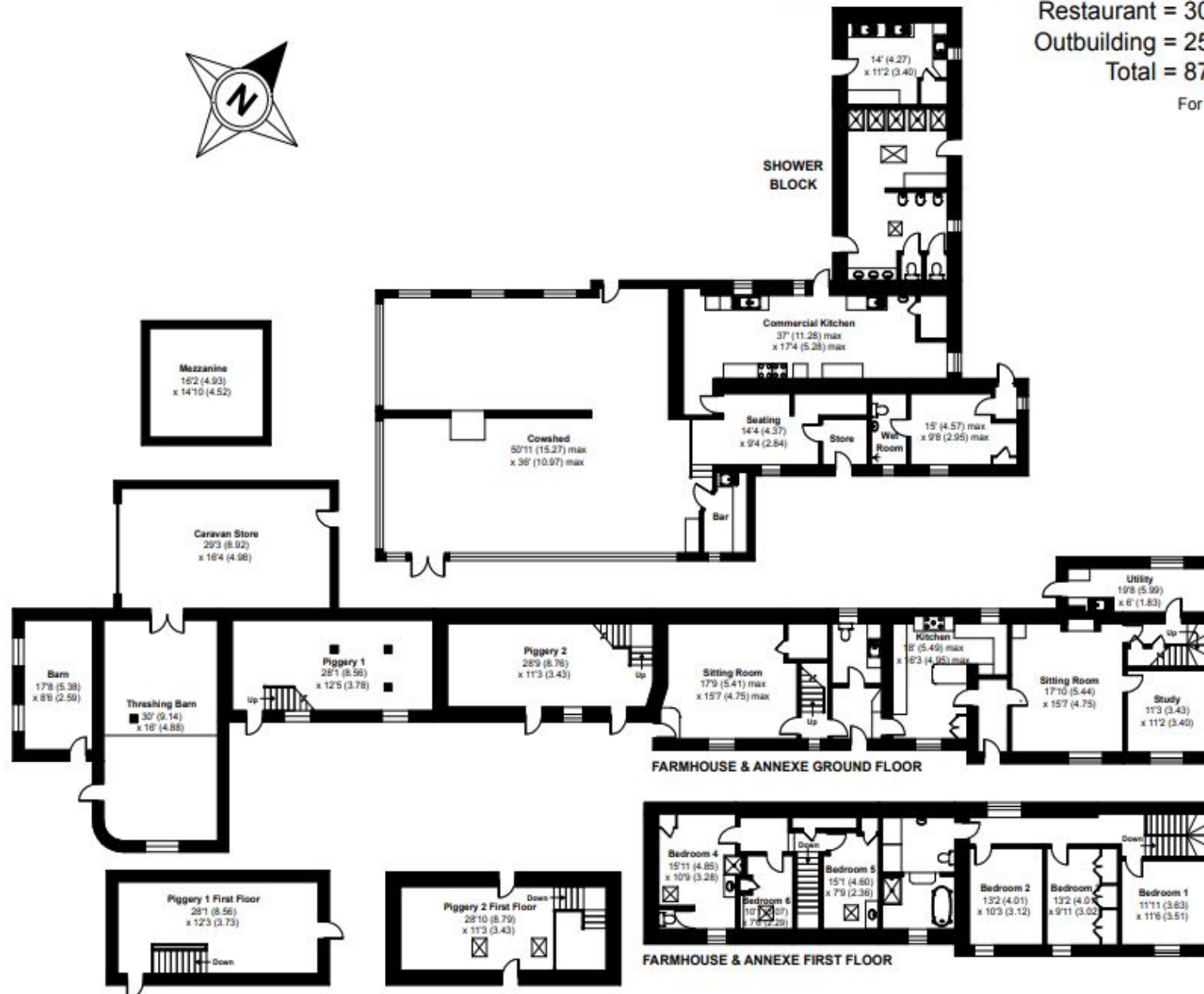
Approximate Area = 3126 sq ft / 290.4 sq m (includes garage)

Restaurant = 3049 sq ft / 283.2 sq m

Outbuilding = 2593 sq ft / 240.8 sq m

Total = 8768 sq ft / 814.5 sq m

For identification only - Not to scale







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