



Private and Confidential







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Blackborough, Cullompton, , EX15 2HW

M5 Junction 28 5 Miles Tiverton Parkway 6.8 Miles Exeter 16.4 Miles

A characterful thatched farmhouse at the heart of a successful holiday business with four cottages and award-winning glamping, set in 33.58 acres on the edge of the Blackdown Hills National Landscape (formerly Area of Outstanding Natural Beauty)

- Main Farmhouse & 4 Holiday Cottages
- 33.58 Acres
- Heated Indoor Swimming Pool
- Natural Swimming Pond
- Freehold
- Successful Yurts Business
- Blackdown Hills
- Far Reaching Countryside Views
- EPC D

Guide Price £2,350,000

## Stags Holiday Complexes

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@StagsProperty

### Situation

Located at the foot of the Blackdown Hills, this Holiday Complex with farmhouse, cottages and yurts, enjoy a secluded yet accessible rural position near the villages of Kentisbeare and Blackborough, just outside Cullompton. With a long private drive surrounded by rolling countryside and unspoilt views, the property offers tranquil seclusion while remaining conveniently located—within easy reach of the M5, Exeter (18 miles), and A30 (9.6 miles), Exmoor (24 miles), Dartmoor (42 miles) and the stunning Jurassic Coast. This idyllic location offers the perfect blend of privacy and connectivity, making it a highly desirable destination for both lifestyle buyers and those seeking an established holiday cottage or glamping business in one of Devon's most picturesque settings.

### Main Farmhouse

At the heart of the Farm is a generously proportioned and beautifully preserved thatched period farmhouse, showcasing a wealth of features including exposed oak beams and flagstone floors. The welcoming ground floor includes a spacious sitting room with striking stone fireplace and wood burning stove and a bright sun room at one end with garden access, a formal dining room, and traditional farmhouse kitchen complete with AGA and ample space for informal dining. A charming second sitting room features a substantial original inglenook fireplace with open fire and original wooden panelling. Utility rooms and a home office add further flexibility.

Upstairs, five elegant double bedrooms—three with en suites—are finished to a high standard, with the master suite boasting vaulted ceilings, exposed timber framing, and far-reaching countryside views. There is also a generous sized family bathroom on this floor

Rich in history yet thoughtfully updated, the house is ideal for family living, multi-generational use, or as a centrepiece to an established hospitality business.

### Hay Barn

Perfect for larger families or groups as sleeps 7, Hay Barn is a spacious and stylish four-bedroom cottage all with ensuite bathrooms including an accessible downstairs bedroom with wet room. The open-plan ground floor features flagstone floors, exposed oak beams, a well-equipped kitchen, and a large dining and lounge area. Outside, an extensive private patio with BBQ and dining space is ideal for al fresco evenings. Upstairs, vaulted ceilings and stripped pine floors create a bright, airy feel, with all rooms furnished to a high standard for a relaxing and comfortable stay.

### Swallow Barn

A light and spacious three-bedroom cottage sleeping six, Swallow Barn features a vaulted sitting room with countryside views and a private patio by the duck pond. The ground floor offers an accessible king-size bedroom with wet-room en-suite. Upstairs includes a four-poster king with walk-in shower and balcony, and a twin room with en-suite bath. Stylishly finished with oak beams and natural tones.

### Apple Cottage

Once the farm's original apple store, this charming two-bedroom cottage is now a peaceful retreat ideal for a couple or small family. With oak beams and flagstone floors, the ground floor features a spacious open-plan living area with a fully equipped kitchen and dining space. Upstairs offers a light-filled double bedroom and a cosy single room, both with views across the farm. A private gravelled patio with BBQ and outdoor seating makes it perfect for al fresco dining in the tranquil surroundings of the Blackdown Hills.

### Cider Cottage

Once home to the farm's cider press, this charming three-bedroom cottage now offers a warm and welcoming retreat for couples, families, or friends. Featuring flagstone floors and exposed oak beams, the cottage has an open-plan living area with a fully equipped, light-filled kitchen. A cosy conservatory dining room opens onto a sunny front patio, perfect for relaxed mornings outdoors. Each of the three comfortable bedrooms includes its own en-suite, combining character with convenience for a truly peaceful stay in rural Devon.





### Facilities

The property also boasts a range of impressive shared amenities, including a heated indoor swimming pool, ideal for year-round enjoyment by guests and owners alike. A spacious games room offers further appeal for families, featuring table tennis and other recreational facilities. The attractive conservatory provides a light-filled communal space with views over the garden and countryside beyond—perfect for relaxing, reading, or socialising in all seasons or events space. These features enhance the lifestyle appeal of the property and add value to its holiday offering.

### Yurts

The Yurts offers a unique and well-established glamping experience positioned in a secluded meadow on the grounds of the Farm, the site features four spacious Mongolian-style yurts each thoughtfully furnished with wood-burning stoves, comfortable beds, and rustic charm.

Each yurt is positioned in its own private spot within a wildflower meadow, offering guests a peaceful and authentic off-grid experience, surrounded by rolling countryside. Ideal for family holidays, nature retreats, or group getaways, the site strikes a perfect balance between seclusion and comfort.

Guests benefit from a well-equipped shared facilities barn, which includes: A communal kitchen with cooking equipment, fridges, and preparation space, indoor dining and seating area, shower and toilet facilities with hot water, a wood store and utility area.

With a strong trading history, excellent reputation, repeat business and growing demand for nature-based holidays, The Yurts presents a rare opportunity to acquire a turnkey glamping business in a protected and tranquil setting.

### Business

Both the Yurts and Farm cottages is a successful business with a high number of repeat bookings - Website address can be provided. Please ask the agent for further income and financial information.

### Outside

The property extends to approximately 33.58 acres of gently undulating Devon countryside, comprising a balanced mix of permanent pasture, amenity woodland, and landscaped grounds. At its heart are two attractive ponds - one a duck pond overlooked by a spacious deck with access from the shared conservatory, the other a natural swimming pond, brimming with biodiversity and visual appeal.

Enclosed by traditional Devon hedgerows, the pasture fields offer excellent grazing and small-scale agricultural or equestrian potential. Well maintained and versatile, the land is ideal for those seeking a residential, lifestyle, or mixed-use rural enterprise in a peaceful and accessible setting.

### Agents Note

Swallow Barn is an annex to the house, and therefore can be used as a residential dwelling. There is a static caravan on the property with no planning permission. Please ask the agent for more details, including further information regarding the planning status of the yurts.

### Services

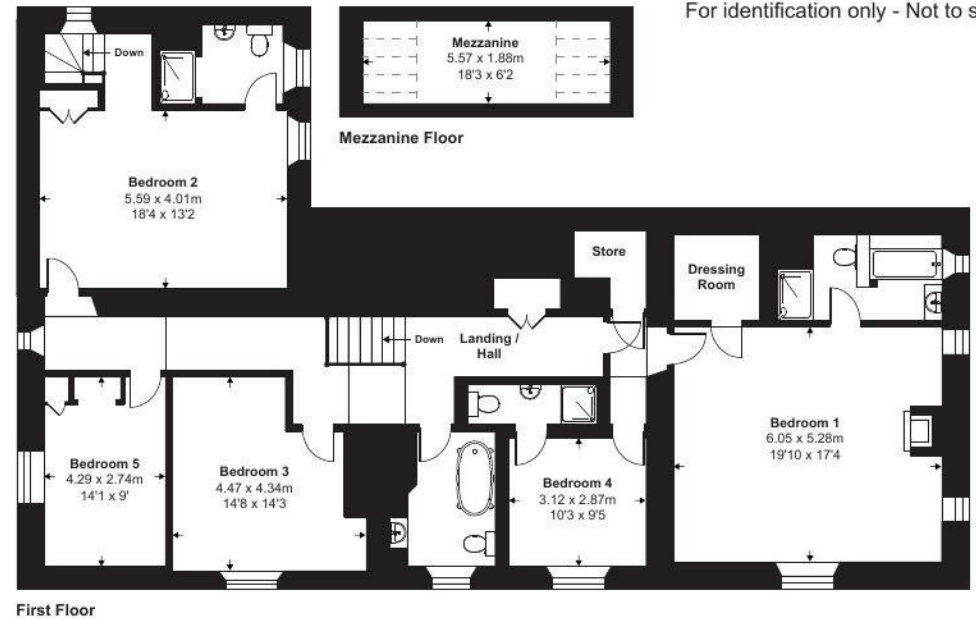
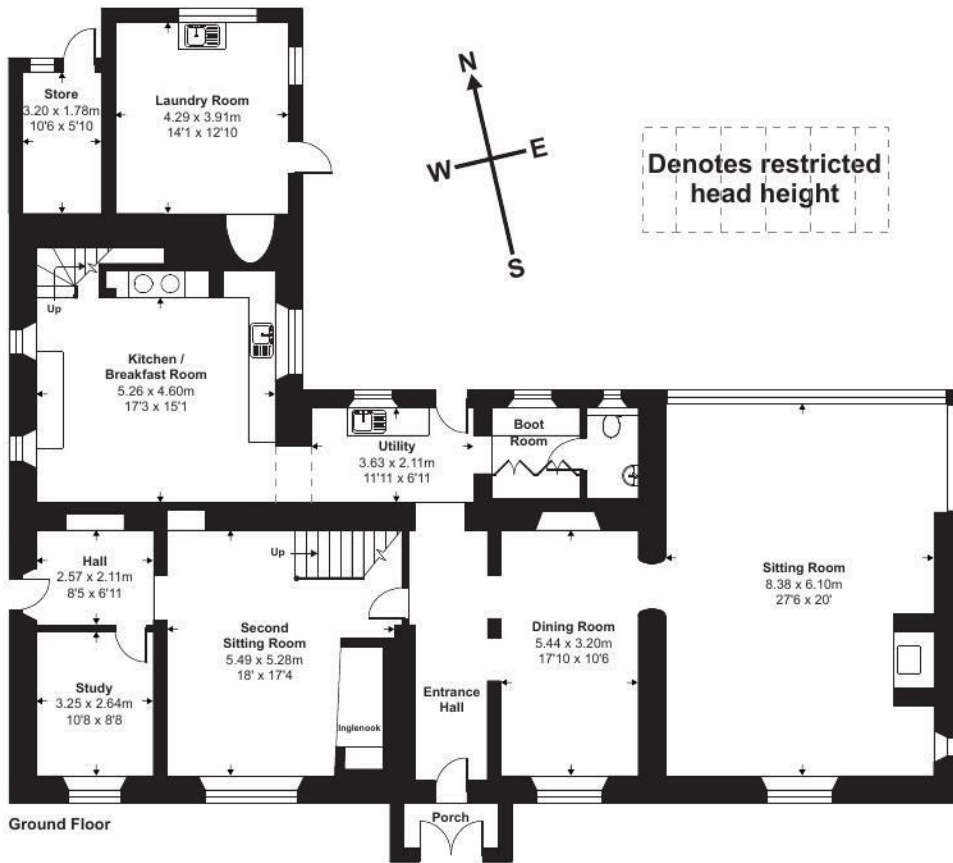
Mains Electricity, Private Water Borehole Supply with treatment plant, Private Drainage, two sewage treatment plants, Heating Oil fired heating system, High-speed Starlink satellite broadband, typically delivering 150–200 Mbps (up to 350 Mbps). Council Tax, main residence is Band F Mid Devon District Council. The business element (holiday lets) has a rateable value of £8,400, currently qualifying for small business rates relief.

### Directions

What three words ///mills.blasted.trio

Main Farmhouse = 3903 sq ft / 362.6 sq m  
 Cottages = 1404 sq ft / 130.4 sq m  
 Limited Use Area(s) = 49 sq ft / 4.5 sq m  
 Outbuildings / Laundry Room / Store = 2219 sq ft / 306.1 sq m  
 (excludes camp facilities / open shed)  
 Pool House = 691 sq ft / 64.2 sq m  
 Yurts = 1123 sq ft / 104.3 sq m  
 Total = 9389 sq ft / 872.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1314484



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



