



Eastcott Lodges







Eastcott Lodges, North Tamerton

Holsworthy, Cornwall, EX22 6SB

An Established and Successful, Self-Catering Holiday Complex Enjoying a Beautiful Countryside Setting Within the Unspoilt Tamar Valley and Convenient Access to the North Cornwall Coast

- Established lifestyle business with small holding potential Spacious four-bedroom bungalow with consent for owner's accommodation – recently refurbished
- Set within approximately 13 acres of attractive grounds in the picturesque and unspoilt Tamar Valley
- Located on the Tamara coast to coast walking trail
- Excellent range of guest facilities including a private fishing lake, children's play area and two-acre dog exercise field
- Accessible rural location close to the popular North Cornwall and North Devon coastline, including Bude, Boscastle, Tintagel and Clovelly.
- Planning provision for two additional Ashwater Lodges, offering future growth and income potential
- Spacious four-bedroom bungalow with consent for owner's accommodation – recently refurbished
- Turnkey opportunity with fully furnished and equipped accommodation, reception building, laundry facilities and extensive guest parking
- Twelve well-maintained holiday lodges

Guide Price £1,500,000

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Introduction

Eastcott Lodges comprises a charming collection of 12 well-maintained self-catering holiday lodges and a 4 bedroom bungalow set within attractive grounds in the beautiful North Cornwall countryside. Designed to appeal to families, couples, walkers, anglers and pet owners, the lodges provide comfortable accommodation in a peaceful rural setting with a range of on-site amenities. The accommodation is arranged across three lodge styles, offering flexibility for differing guest requirements and group sizes.

Situation

The property is situated in the beautiful, unspoilt countryside of the Tamar valley close to the Devon/Cornwall border. It is an ideal base from which to explore the popular North Devon & North Cornwall region in general and the spectacular coastline in particular. There is a wide choice of sandy beaches and rocky coves, together with well-known coastal villages such as Clovelly, Boscastle and Tintagel. The popular resort of Bude is about 12 miles away with its modern indoor leisure centre, tidal sea water swimming pool and canal and there are many other tourist attractions and recreational facilities in the area. In addition to walking the south west coast path, there are also superb opportunities for walking and riding on Bodmin Moor and Dartmoor. North Tamerton has a village pub, The Eastcott Arms, located in a converted barn on the adjacent farm and further local amenities are available in Holsworthy about 6 miles away. Launceston lies about 12 miles away and also has an extensive range of amenities, together with a link on to the A30 dual carriageway which provides fast access to the M5 at Exeter and also further west into Cornwall.

Lodges

The Lodges were constructed in the late 1980's and early 1990's and are made of timber with concrete tiled roofs. All lodges are fully furnished and equipped for self-catering holidays and benefit from:

- Electric heating
- Fully equipped kitchens
- Refrigerators and microwaves
- TVs and DVD players
- Private outdoor seating areas
- Pet-friendly accommodation

Redwood Lodges (6 Units)

The Canadian-style Redwood Lodges provide cosy and comfortable accommodation for up to four guests and are particularly popular with couples and small families. The lodges feature two bedrooms (one double and one twin), an open-plan lounge and dining area, and a fully equipped kitchen. A bathroom with shower, WC and basin. Each lodge benefits from a private covered veranda with a picnic bench.

Nordic Lodges (4 Units)

The Scandinavian-style Nordic Lodges offer attractive and affordable accommodation with a distinctive character. Sleeping up to four guests, they are ideally suited to families and couples seeking a relaxing countryside retreat. Each lodge includes one double bedroom, one bunk bedroom, a lounge area, kitchen and dining area, and a bathroom with shower, WC and wash basin. The lodges benefit from a large veranda overlooking the grounds.

Ashwater Lodges (2 Units)

The Ashwater Lodges are the largest units on the site and provide spacious accommodation over two floors. Ideal for larger families or groups, they accommodate up to six guests. The accommodation comprises three bedrooms: one double, one twin and one bunk bedroom. Spacious lounge, kitchen and dining area, family bathroom and the lodges benefit from a large veranda with a picnic bench





Woodlands Cottage

Complementing the lodge accommodation is Woodlands Cottage, a substantial detached property situated separately from the main lodge development. Currently Woodlands Cottage is part of the holiday business, the planning consent allows this property to provide excellent owners accommodation. Accessed via its own private driveway and enjoying attractive views across the surrounding Cornish countryside, the cottage provides spacious, high-quality accommodation ideally suited to larger families, multi-generational groups or parties of friends.

Arranged entirely on one level, Woodlands Cottage can accommodate up to eight guests within four well-appointed bedrooms. The accommodation includes a master double bedroom with television and en-suite shower room, a further double bedroom with en-suite shower room, and two twin bedrooms, all served by a spacious family bathroom featuring a bath, separate shower, wash basin and WC.

At the heart of the property is a generous open-plan living space incorporating a lounge, dining area and fully equipped kitchen. Comfortably furnished with sofas and armchairs, the living area also benefits from a television with Freeview and complimentary Wi-Fi. The modern kitchen is fitted with a dishwasher, four-ring hob, oven, microwave, fridge freezer and a full range of kitchen utensils, while a separate utility room provides a washing machine and tumble dryer.

Large bi-fold doors open onto a private patio and garden, overlooking the adjoining 5 acre paddock and countryside beyond, creating an attractive indoor-outdoor living environment. The property further benefits from private parking and its own exclusive driveway. Woodlands Cottage was built approx. late 1980s, and was refurbished throughout in 2023.

Facilities

Eastcott Lodges benefits from a range of on-site facilities designed to enhance the guest experience and support strong year-round occupancy. Children's Play Area, A woodland play area and trim trail provide a safe and enjoyable environment for children of all ages, making Eastcott Lodges a popular destination for family holidays. Dog Exercise Field, recognising the growing demand for pet-friendly holidays, the site includes a dedicated two-acre dog exercise field, allowing guests to exercise dogs off lead within a secure environment. Private Fishing Lake, A well-stocked fishing lake is available exclusively for guests at no additional charge. The lake is home to carp, tench and rudd and provides a peaceful setting within the grounds, further enhancing the property's appeal to anglers and nature enthusiasts.

Laundry Facilities, A centrally located laundry room provides: Coin-operated washing machines Tumble dryers, Iron and ironing board. These facilities offer added convenience for guests enjoying both short breaks and longer stays.

Outside

Eastcott Lodges is approached via a private driveway leading to a gravelled visitor car park and a purpose-built reception building, providing a convenient base from which to operate the holiday complex. The reception building comprises a reception area, kitchen/store, garage, WC and a separate laundry room equipped with coin-operated washing machines and tumble dryers. Constructed of block with timber-clad elevations beneath a tiled roof, the building has been designed to blend sympathetically with its surroundings.

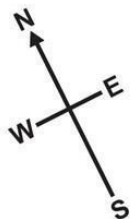
Planning provision exists for the addition of two further Ashwater Lodges, with footings already in place for both units, offering potential for future expansion of the business. The lodges are set within attractive, partly wooded grounds with communal lawned areas extending down to a private fishing lake. Well-stocked with carp and rudd, the lake provides an additional attraction for guests and contributes to the peaceful rural character of the site. The established grounds incorporate areas of mature deciduous woodland together with belts of conifer trees, creating a beautiful and tranquil setting that appeals to families, walkers, anglers and those seeking a countryside retreat

Directions

Approaching from the A30, leave at the Launceston exit and drive through the town following the signs for Bude and the B3254. After leaving Launceston on the B3254, continue for approximately 9 miles and turn off right at the signpost for North Tamerton and brown sign for Eastcott Arms. On reaching the village after about 2.5 miles, take the first turning on the right following the brown sign for The Eastcott Arms and signposted to Boyton. Continue along this road for 1 mile and Eastcott Lodges are clearly signposted on the left hand side. Go to the lodge reception.

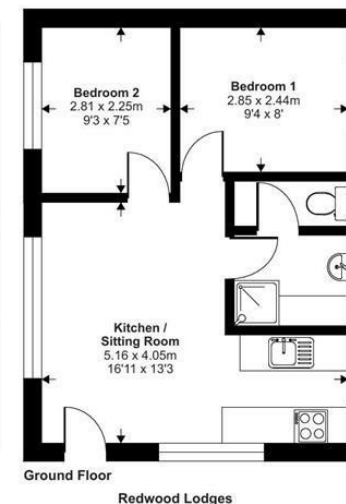
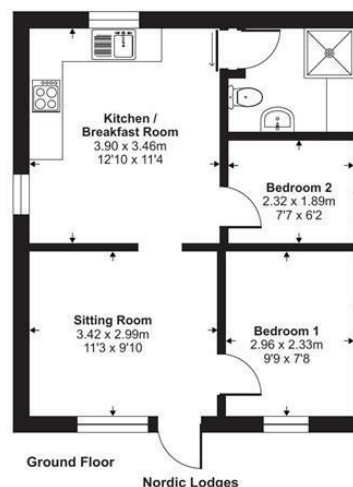
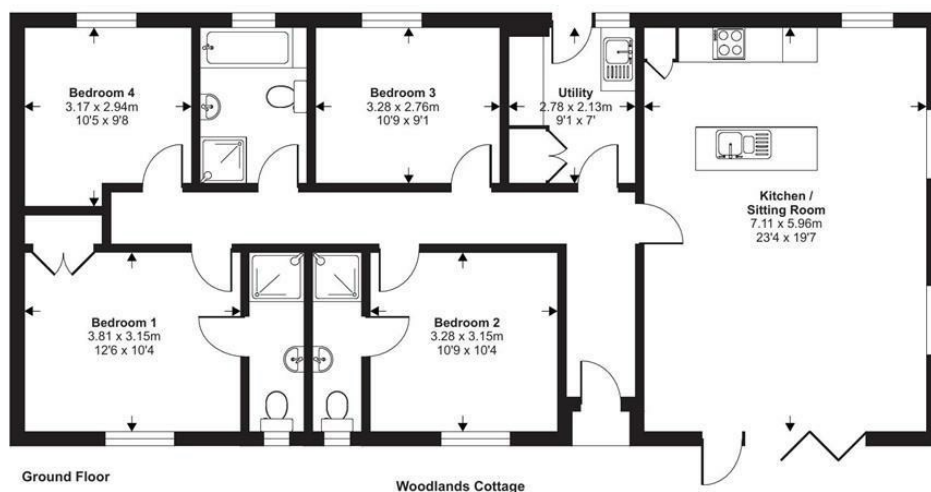
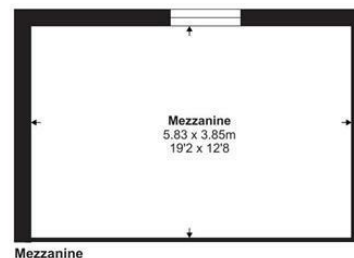
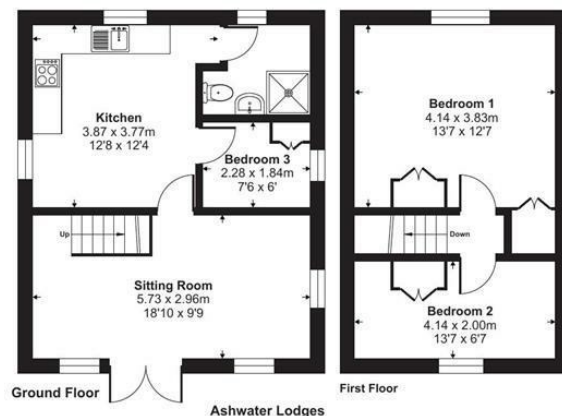
Services

Mains electricity, private drainage, electric heating and BT broadband (approximately 6 Mbps). Off-road parking is provided, with access via a shared driveway over which the property benefits from established rights.



Ashwater Lodges Approximate Area = 731 sq ft / 67.9 sq m
Redwood Lodge Approximate Area = 391 sq ft / 36.3 sq m
Nordic Lodge Approximate Area = 689 sq ft / 64 sq m
Woodlands Cottage Approximate Area = 1207 sq ft / 112.1 sq m
Total = 3018 sq ft / 280.3 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 2026. Produced for Stags. REF: 1500910



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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



