

# PICKWELL MANOR

**FOR SALE**

IMPRESSIVE HOLIDAY ACCOMMODATION COMPLEX  
IN A GRADE II LISTED FORMER MANOR HOUSE





# SUMMARY

- ELEGANT GRADE II LISTED FORMER MANOR HOUSE EXTENDING TO **APPROXIMATELY 16,000 SQ.FT**
- **STUNNING LOCATION** WITHIN THE NORTH DEVON COAST AREA OF OUTSTANDING NATURAL BEAUTY
- WALKING DISTANCE TO **PUTSBOROUGH SANDS, WOOLACOMBE SANDS** AND NEAR TO CROYDE BAY
- TRANQUIL LOCATION WITH **FAR REACHING VIEWS**
- **10 WELL-APPOINTED HOLIDAY APARTMENTS** AND A FOUR BEDROOM OWNER'S/MANAGER'S HOUSE WITHIN THE MANOR HOUSE COMPLEX
- **THREE LUXURY TREEHOUSES** IN THE GROUNDS
- SCOPE TO BE USED AS **A DEDICATED WEDDING/FUNCTION OR RETREAT VENUE**
- SITE EXTENDS TO **CIRCA 6.2 ACRES**
- **FREEHOLD**

**OFFERS INVITED IN THE REGION OF £5,750,000**



# INTRODUCTION

**GRAHAM + SIBBALD IS DELIGHTED TO OFFER FOR SALE, ON AN EXCLUSIVE BASIS, PICKWELL MANOR, WHICH IS AN ATTRACTIVE GRADE II LISTED FORMER MANOR HOUSE THAT HAS BEEN CONVERTED INTO HOLIDAY ACCOMMODATION.**

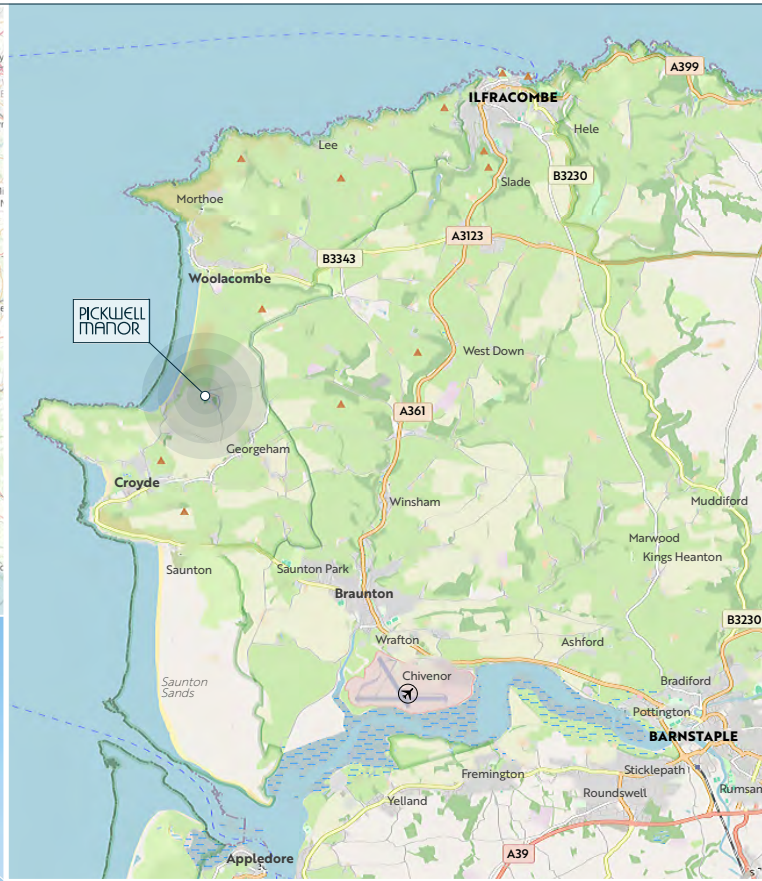
**PICKWELL MANOR BENEFITS FROM BEING LOCATED WITHIN THE NORTH DEVON COAST AREA OF OUTSTANDING NATURAL BEAUTY AND DESIGNATED WORLD SURF RESERVE, MAKING IT A POPULAR LEISURE DESTINATION THROUGHOUT THE YEAR.**

The property dates back to the 10th century and is referenced in the Domesday Book of 1086. The property has an intriguing history that can be reviewed on its website [here](#).

The current house was partially rebuilt in 1906 in a Jacobean style after the previous building was substantially damaged by fire. The current owners acquired the property in 2008 and, following an extensive and comprehensive renovation of the entire property, initially operated it as an exclusive use wedding and events venue, combined with peak week holiday lettings. Since 2018 and the addition of treehouses, the focus has been exclusively on holiday accommodation.



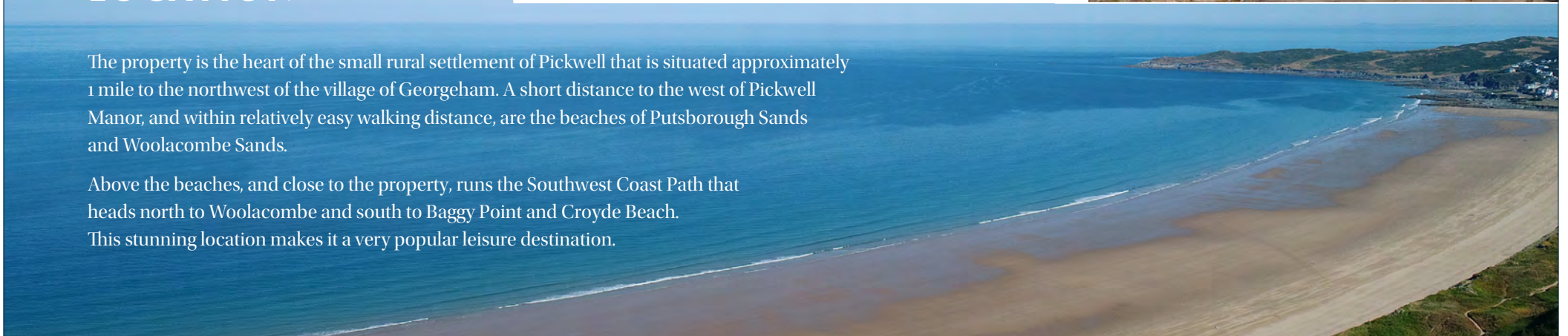




## LOCATION

The property is the heart of the small rural settlement of Pickwell that is situated approximately 1 mile to the northwest of the village of Georgeham. A short distance to the west of Pickwell Manor, and within relatively easy walking distance, are the beaches of Putsborough Sands and Woolacombe Sands.

Above the beaches, and close to the property, runs the Southwest Coast Path that heads north to Woolacombe and south to Baggy Point and Croyde Beach. This stunning location makes it a very popular leisure destination.



PICKWELL  
MANOR

**PICKWELL MANOR**

DOWN LANE | GEORGEHAM | CROYDE | BRAUNTON | EX33 1LA

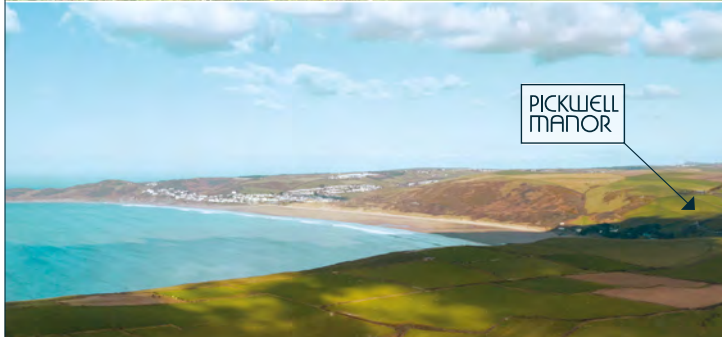




The large village of Braunton is about 3 miles to the southeast of Georgeham and provides a broader range of amenities including a supermarket, along with various shops and restaurants.

The regional town of Barnstaple is about 10 miles away and has an extensive level of facilities. The town has a railway station that is the terminus of the North Devon Line, also known as the Tarka Line, from Exeter.

The A361 North Devon Link Road connects Barnstaple to the M5 motorway, which is approximately 40 miles to the southeast of the town. The A39, the Atlantic Highway, runs along the North Devon coast through Barnstaple and onwards in a southerly direction to Falmouth in Cornwall. These are major transport routes, particularly for the leisure trade seeking to enjoy the coastline of Devon and Cornwall.





# THE PROPERTY

PICKWELL MANOR SITS WITHIN A CIRCA 6.2 ACRE SITE AND BENEFITS FROM FAR REACHING SOUTH FACING VIEWS ACROSS THE OPEN COUNTRYSIDE TOWARDS THE NORTH DEVON COASTLINE AND THE AFFLUENT SETTLEMENT OF PUTSBOROUGH.

The main house is accessed via a private driveway that branches off Down Lane and enters the southeast corner of the site.

This expansive property was rebuilt in 1906 with only parts of the original medieval building remaining. Given its historic nature, the property is Grade II listed with the main building of the former manor house being arranged over three floors. Its main elevations are constructed in stone/masonry, with parts of the property to the rear of the building

having an external painted render finish. Throughout the property there are extensive period features that significantly embellish the attractiveness of the building.

The main building now comprises 10 upscale holiday apartments of varying configurations as described below. In addition, there is a large four-bedroom manager's house. Situated within the wooded areas of Pickwell Manor's grounds there are three cosy luxury treehouses that are privately located.



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## PUBLIC AREAS

### GROUND FLOOR

The main building is entered via the northern elevation from one of the property's parking areas. The entrance doors lead into a large hallway with a grand staircase that provides access to the upper floors. From the hallway the ground floor communal areas can be accessed, which comprise the Ballroom, a kitchen/lounge area, toilets and circulation space. This area can be utilised as a wedding ceremony and event space, with a temporary commercial kitchen being set up in the front car park for external caterers.

### APARTMENTS

#### *Grace (ground floor)*

This is the largest apartment in the complex comprising four bedrooms and able to sleep nine. It is accessed via its own private courtyard area. The kitchen was once the manor house's grand kitchen and retains the original decorative range.

### MAIN ENTRANCE

Two of the apartments are accessed via the manor house's hallway:

#### *Affinity (first floor)*

Located at the top of the grand staircase, this is a light and spacious three bedroom apartment able to sleep seven. It has a large open plan kitchen, dining and living space for socialising.





### **Bliss** *(first floor)*

Located at the top of the grand staircase it comprises four bedrooms and is able to sleep 10. The lounge and front bedroom benefit from the property's south facing views. There is a feature fireplace in each room and historic character throughout.

### **WEST WING**

Five of the apartments are accessed via the West Wing entrance of the manor house:

### **Jubilee** *(first floor)*

This is a comfortable three-bedroom apartment with a south facing outlook. It is a light and airy apartment able to sleep six and features a woodburner.

### **Liberty** *(first floor)*

This is a two bedroom apartment able to sleep six, with one bedroom having a king size bed and the other twin beds. It has a lounge/dining room, with a double sofa bed, and a well-equipped kitchen.

### **Serenity** *(second floor)*

Although it is a one bedroom apartment, it has been designed to sleep five, with a king bed and two children's beds in the bedroom and a single sofa-bed in the lounge. It has a generous kitchen and dining area that opens into the lounge.

### **Divine** *(second floor)*

This is a one bedroom apartment that is able to sleep four, with a 'zip-link' bed in the bedroom and a double sofa-bed. It has a lounge and well-equipped kitchen.

### **Constance** *(second floor)*

The entrance door to this apartment opens to a hallway that extends into a generous lounge. Although it is a one bedroom apartment, there is a partitioned bunk room within the lounge enabling the apartment to sleep four. The secret to this apartment is its roof terrace where there is a private decking area for outdoor dining and two outdoor baths.

### **Constance Suite** *(second floor)*

The Divine and Constance apartments can be linked to create a suite able to sleep eight.



#### EXTERNAL APARTMENTS

Two of the apartments are located by the manor house but have their own entrance:

#### Amity

Pickwell Manor's former laundry has been converted into a comfortable cottage for two people, ideal for a romantic weekend. It has a beach-hut feel and a private hot tub.

#### The Chapel

This is a 16th-century private chapel that has been considerably restored and converted into a one bedroom hideaway with kitchen/dining area. It sleeps two and has a wet room with shower. A particular feature is a secluded outside decked area with hot tub.





### LUXURY TREEHOUSES

The three cosy treehouses are separately positioned in secluded areas of Pickwell Manor's expansive grounds. The Loft and The Hideaway were developed in 2017 and due to their success, The Den was created in 2020.

#### The Den

Set up high and hidden in the woods to the east of the manor house. It has a king-sized bed and two full size bunk beds in a separate bedroom. The main living/sleeping area is open plan and benefits from a large wrap around private balcony. Below the treehouse there is a hidden spa that includes a hot tub and sauna.

#### The Loft and The Hideaway

Although located in different parts of Pickwell Manor's grounds, these are identical treehouses that occupy elevated positions. They are designed to sleep two comfortably with the open plan living/sleeping accommodation opening to a balcony area. They also have their own hot tub. The Loft is west facing with views across to Baggy Point and the Atlantic Ocean. The Hideaway has views across the rolling countryside to the south of Pickwell Manor and beyond towards Hartland Point.







## EVENT SPACE



THE PROPERTY STILL BENEFITS FROM THE FOLLOWING EVENT SPACE HAVING PREVIOUSLY OPERATED AS AN EXCLUSIVE USE VENUE. THIS OFFERS A PROSPECTIVE PURCHASER THE OPPORTUNITY TO MARKET PICKWELL MANOR FOR EVENTS:

### The Ballroom

A large function room on the ground floor of the manor house. It benefits from period features, including an oak floor and panelling, large mullion bay windows and fireplaces. The room has a capacity of 100 in a dining configuration and was formerly licenced for wedding ceremonies.

### The Snug

This room is connected to the Ballroom and is a multi-functional reception room that has a kitchen, along with a comfortable seating area. It was previously used as the bar for wedding receptions.

### The Terrace

This outdoor area runs across the southern elevation of the manor house and benefits from stunning views across Baggy Point towards Hartland Point. It is a popular area with holiday guests for eating and drinking; it was previously used for hosting wedding drinks receptions. There are steps leading down to the Italian Garden and Rose Arbour.







#### ANCILLARY AREAS

Currently, guests staying in Affinity, Bliss or Grace can hire, for exclusive use, The Nook, which is a cedar-clad six-person hot tub hidden away in the grounds of Pickwell Manor. It benefits from being powered by renewable energy.

Located along the southern boundary of the property there is a communal BBQ area along with a surf/bike store, games room and laundry room.

Adjacent to the bottom car parking area there are four garages that are used as storage and maintenance areas for the property's operations team. There is also a large storage shed set within a walled garden area and an office in the west wing part of the manor house. On the ground floor close to the owner's/manager's house there is a 'back of house' area comprising a corridor off which there is a range of storage and linen rooms.

#### OWNER'S/MANAGER'S ACCOMMODATION

Located to the rear of the west wing of the manor house there is four-bedroom house that is currently occupied by Pickwell Manor's managers.

The majority of the bedrooms are located on the ground floor and at first floor level there is a large open plan living area. To the rear of the accommodation, at first floor level, there is a private outside area and to the front of the accommodation there is a private walled garden.

#### EXTERNAL AREAS

Pickwell Manor's grounds extend to around 6.2 acres. To the southern side of the main building there is the Italian Garden area (formerly licenced for wedding ceremonies), that includes a terrace area running along the southern elevation of the manor house. Adjacent to the Italian Garden there is a tennis court.

To the northern side of the manor house there is an elevated garden area that is currently not open to guests. To the eastern and western side of Pickwell Manor's grounds there are wooded areas where the treehouses and The Nook are situated.

There are three parking areas: by the front entrance to the manor house, by the games room/BBQ area and adjacent to the tennis court towards the western side of the grounds.





### SERVICES

We have been advised that the property is connected to mains electricity. There is no mains gas in the area. Water is from a licensed borehole located in the grounds of the property. Sewage is discharged to two private bio disc treatment works and a septic tank that is used in common with an adjoining third party property.

Heating and hot water is provided by a 100kW wood pellet biomass boiler with a 48kW electric backup boiler

serving wall mounted radiators. There are also wood-burning stoves in various apartments and treehouses.

There is a 56 kW array of photovoltaic panels situated in the garden area running along the property's northern boundary. In addition there is a bank of solar batteries to provide storage for the electricity produced. In the parking area by the main entrance there are three electric vehicle charging stations.

### FIXTURES + FITTINGS

We are advised that all fixtures, fittings, and other items associated with the running of the business are owned outright and shall be included with the sale, save for any items that might be leased on finance. All appliances are untested and prospective purchasers should satisfy themselves that the equipment is in full working order.







## THE BUSINESS

Pickwell Manor was acquired by the current owners in 2008. It initially traded as a wedding and events venue, with the catering being provided by an external supplier. The mixed business model was used to maximise revenue, namely – exclusive hire wedding weekends, mid-week holiday breaks and week-long rentals during school holidays.

In 2018, the current directors took the decision to revise the business operation, to create a 'lifestyle business' aimed at achieving a better work/life balance, which suited their personal circumstances. With the recent addition of the three treehouses, the business model currently focusses on the provision of year-round holiday accommodation, with an onsite management couple being engaged to manage it on a day to day basis.

The business is marketed using various online booking agents, with *Canopy and Stars* being the primary promoter of treehouses. However, over 40% of bookings are generated from repeat customers or referrals.

Evidently, the business is not currently operated to maximise bookings and revenue, offering significant potential to generate additional income, particularly from retreats, weddings and events, capitalising upon the unique function space and guest accommodation. Further information about Pickwell Manor's business is set out in a data room.

### FIRE RISK ASSESSMENT

We understand that a suitable and sufficient fire risk assessment has been recently carried out under the Regulatory Reform (Fire Safety Order 2005).

### BUSINESS RATES

The Rateable Value for the holiday accommodation is £37,125.00.  
The manager's accommodation is Council Tax Band B.



## PLANNING

We have reviewed the Historic England website and note that *Pickwell Manor including front garden walls and features and retaining wall with outbuilding to rear* is Grade II Listed. Further information is set out in the virtual data room.

We understand that the property has a valid consent for its current use. However, we would advise interested parties to make their own enquiries with the local planning authority (North Devon Council) in this regard.

## TENURE

Our understanding is that Pickwell Manor is held on a freehold basis.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC information is set out in the data room.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be payable at the prevailing rate where applicable.

Prospective purchasers should consult their accountant/solicitor for professional advice in this respect.

## DATA ROOM

A virtual data room has been prepared and is available to seriously interested parties.

## METHOD OF SALE

**Offers in the region of £5,750,000** are invited for the property's freehold interest, to include contents, excluding personal items. Stock to be purchased separately at valuation on the day of completion.

## ANTI-MONEY LAUNDERING (AML)

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

## VIEWING ARRANGEMENTS

Viewing arrangements are strictly via a prior appointment through the owners sole agents Graham + Sibbald.

Under no circumstances should any party make a direct approach to the business, the staff or the management of Pickwell Manor.





# CONTACTS

**JAMES WILLIAMSON**

HOTEL & LEISURE

M 07717 361 856

E james.williamson@g-s.co.uk

**HUGH ANDERSON**

HOTEL & LEISURE

M 07970 690 344

E hugh.anderson@g-s.co.uk

**GRAHAM + SIBBALD**

72-75 MARYLEBONE HIGH STREET | LONDON | W1U 5JW



## DISCLAIMER

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. 2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants. 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. 5. A list of Partners can be obtained from any of our offices.

## Date published: September 2024

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