

Mazzard Farm Holiday Cottages

East Hill • Ottery Saint Mary

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“Charming family home and income producing holiday lets with excellent sustainability credentials, nestled in the rolling hills of East Devon”

Honiton 6.2 miles, Sidmouth 5.7 miles, Exeter 13.8 miles
(All distances are approximate)

Key Features

Multi-award-winning holiday accommodation business
High sustainability credentials, extremely energy efficient

Four-bedroom, three-bathroom Farmhouse

Five high specification holiday cottages

One-bedroom annex, currently used as the sixth holiday let

Well suited for multi-generational living

6.7 acres of gardens, grounds and woodland; large veg garden and 27ft greenhouse

Lot 2: Livery yard featuring 10 acres of individual paddocks, woodland, and stabling. Available by separate negotiation

Freehold





East Devon

Mazzard Farm borders the East Devon National Landscape and is within close proximity to the Jurassic Coast (5 miles). The UNESCO World Heritage Site covers 95 miles of stunning coastline. Picturesque local coastal towns include Exmouth (14 miles), Topsham (10 miles), Sidmouth (5 miles) and Budleigh Salterton (10 miles).

The Blackdown Hills National Landscape are north of the property along the Somerset-Devon border. Just a short drive away is Dartmoor National Park, a beautiful and characterful landscape providing a dramatic backdrop for hiking, riding, and cycling.

There are a plethora of attractions nearby, including the Donkey Sanctuary (6 miles), Stuart Line Cruises (15 miles), Seaton Tramway (11 miles), Bicton Park (8 miles) and Crealy

Theme Park (10 miles). In addition, among other historic properties, the National Trust House, Killerton, is 13 miles from Mazzard Farm.

Connectivity

Mazzard Farm is excellently positioned, being well connected whilst still benefitting from the peaceful, picturesque countryside. The property is located about a mile and a half from the small town of Ottery St Mary, a charming town providing local shops, cafes, restaurants and schools.

The property is well-connected by road with the A30 approximately three miles away and the M5 ten miles away. There is a mainline train station in Honiton (6.6 miles) with a direct line to London Waterloo (journey time 2 hours 50 minutes). Exeter Airport is 9 miles away and offers domestic and continental flight routes.



Mazzard Farmhouse

The Farmhouse is an attractive 17th Century Devon longhouse. It has received significant investment, totaling over £100,000 in recent years.

The house presents well throughout, providing an open plan, hand-built, designer kitchen and dining area, lounge, conservatory and office. There are four spacious bedrooms, two of which are en suite.

Externally, the property benefits from a large private garden to the rear of the house and a large patio.

Sustainability

Mazzard Farm boasts excellent sustainability credentials that the current owners have put in place. The heating system, including hot water, is generated through a Biomass Heating Boiler. Solar panels and Tesla Powerwall provide a significant percentage of electricity, making the property almost 100% self-sufficient during many months of the year. All the water is provided by a private bore hole (with water treated to legally required standards in on-site treatment plant). There is also an EV charging port on site.





Holiday Accommodation

Guest accommodation is provided across five high quality self-catering holiday cottages positioned around a central courtyard. They were previously farm buildings that the owners sympathetically converted in 2008. In addition, there is a one-bedroom annex attached to the Farmhouse.

Each of the cottages benefit from an open plan kitchen, dining area, and living area. Five of the cottages provide a wood burner and there is underfloor heating in Medlar and Pippin Cottage.

A breakdown of the cottages is provided below:

Cottage	Bedrooms	Sleepers
Bramley Cottage	1	4
Pippin Cottage	2	4
Medlar Cottage	2	4
Damson Cottage	2	4
Russet Cottage	2	4
Quarenden Cottage	3	6
Total	12	26

Damson and Quarenden are able to be interconnected to make one large cottage sleeping 10 guests.

Bramley Cottage is the Farmhouse annex. There is the opportunity to withdraw Bramley Cottage from the holiday let business and reinstate it into the Farmhouse accommodation. This would support multi-generational family use or provide further owners' living accommodation.



Facilities

There is a communal laundry room and information library.

Externally there is an orchard, gardens, a number of BBQ spots, firepit and two children's play areas. There is also a pen with animals for guests to pet and feed in the mornings.

The Business

The business is well established and delivers a significant level of profitability. The current business is popular among families and sees a large amount of international clientele, as the website has good exposure on markets outside of the UK. The business has a high level of repeat customers, and about 90% of bookings are made directly. The business has won numerous awards, including the South West England Tourism Award for Most Ethical, Responsible and Sustainable Business in 2023. Sustainability is a key component for the business. The existing business model is established and proven, with consistent levels of profitability based around the robust and sustained demand.

Development Potential

There is potential on site, subject to obtaining planning permission, to develop further accommodation units on site such as yurts, shepherds huts or safari tents.

Lot 2 – Livery Yard

Available by separate negotiation is a livery yard featuring individual paddocks, woodland and well-appointed stabling. This benefits from separate access. This plot extends to 10.1 acres.



Services

Heating – biomass boiler
Electricity – solar panels and Tesla Powerwall + grid
Water bore hole Drainage – anaerobe treatment plant

Tenure

Freehold: title number DN556208

Energy Ratings

Bramley Cottage – EPC D
Damson Cottage – EPC D
Medlar Cottage – EPC C
Pippin Cottage – EPC C
Quarenden Cottage – EPC C
Russett Cottage – EPC C
Farm House – EPC D

Trade

The business currently trades as a self-catering holiday cottage complex.

The business currently trades through its own dedicated website which can be found at:
<https://www.mazzardfarm.com/>

Tupe

A purchaser will be required to comply with the relevant legislation in respect of present employees.

VAT

Should the sale of the Property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Fixtures and Fittings

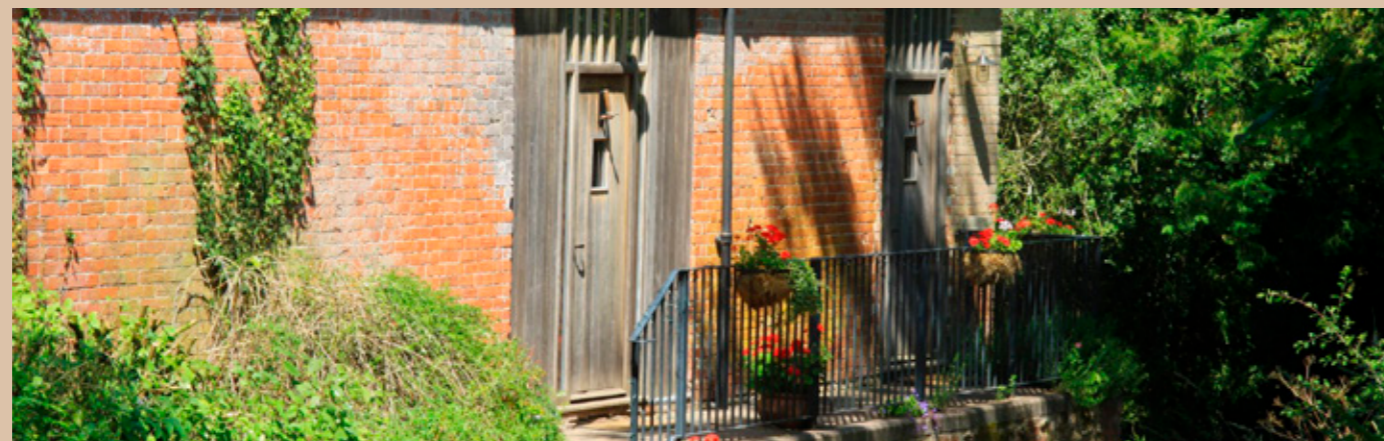
Trade inventory will be included in the sale.

Local Authority

East Devon District Council
Blackdown House, Border Road, Honiton EX14 1EJ
T: 01404 515616

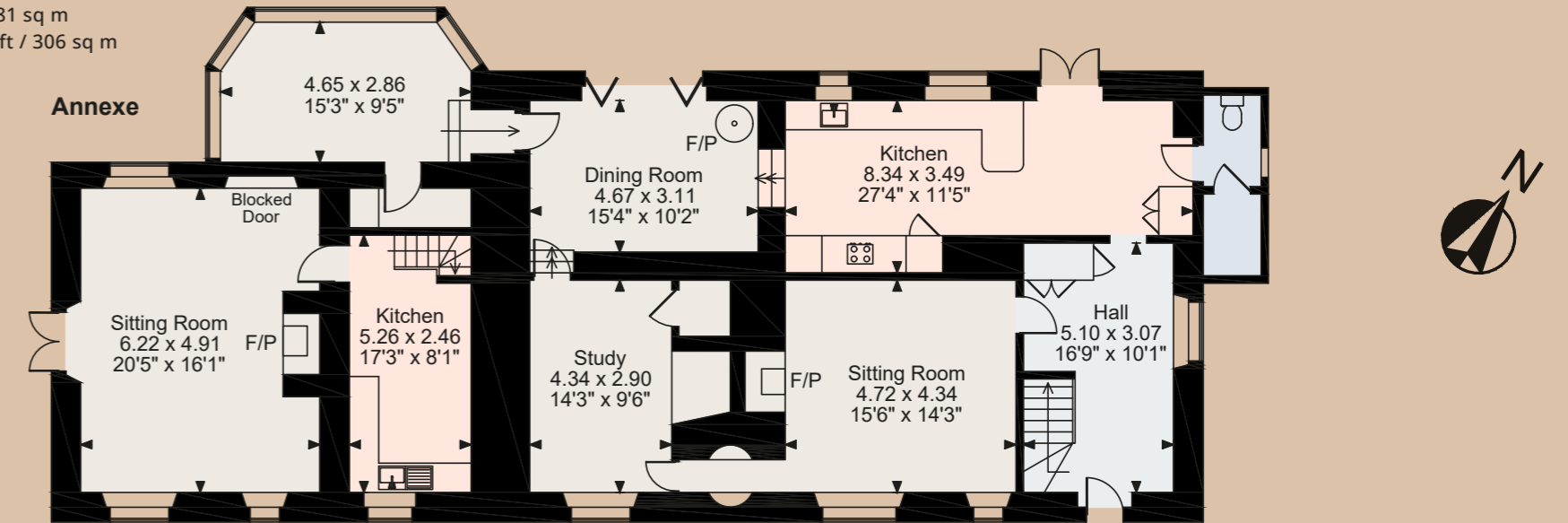
Rateable Value

Rateable value £12,650 for the self-catering holiday units and premises - **Council Tax Band E**

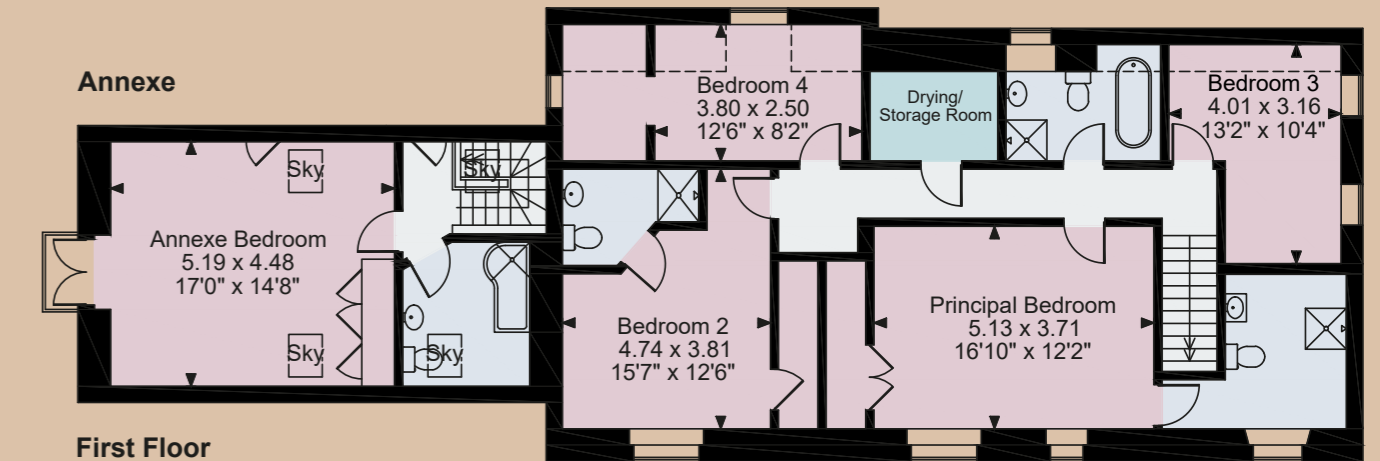


Mazzard Farm, Devon

Main House = 2,420 sq ft / 225 sq m
Annexe = 872 sq ft / 81 sq m
Total Area = 3,292 sq ft / 306 sq m



Ground Floor



First Floor

Contact

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