



Willowbank Lodges

Pewsey, Wiltshire

Carter Jonas

Willowbank Lodges Milkhouse Water Pewsey Wiltshire SN9 5JX

Holiday letting business 1.5 miles from Pewsey and 7 miles from Marlborough. Located within walking distance of the Kennet and Avon Canal.

Five timber lodges comprising three detached 2-bedroom lodges (bedroom 1 en-suite) and two 1-bedroom semi-detached lodges (en-suite), each with an enclosed veranda overlooking the water.

The site offers the potential to build further lodges, site a new dwelling at the top of the site or convert the timber clad barn to owner's accommodation, subject to gaining the necessary consents.

A range of outbuildings including a timber clad barn and storage buildings plus two lakes and a nature pond, all set in 3.42 acres including a riverbank to the River Avon.

Gross turnover of £118,332 year ending March 2022 with a net profit of £70,616 from a limited season due to lockdown. Sale due to retirement.



The Business

Willowbank Lodges is surrounded by picturesque countryside in an Area of Outstanding Natural Beauty and has easy access to the Kennet and Avon Canal which is a unique selling point making it an ideal base to explore the local area.

The business is for sale due to retirement and was established in 2010, although the site has been in the same ownership since 2000.

The cabins, built in 2010, now provide an established and profitable business with a gross turnover of £118,332 year ending March 2022 with a net profit of £70,616 from a limited season due to lockdown.

The business is promoted via TripAdvisor, Booking.com, Love To Escape, Visit Wiltshire, The Good Dog Guide, Airbnb and the business website: www.willowbanklodges.com.

Each lodge is dog friendly, has a key safe for access and the larger lodges have ramped access for mobility issues.

Previously the property was a trout farm and has planning permission for fishing, so there is potential to restock the lakes and promote the business to anglers. There is potential to build further lodges on site or to diversify into a glamping business.

The site has two accesses onto the highway, one at the top of the site where there is space to build an owner's accommodation, subject to gaining the relevant planning consents.

Trading information can be provided to bona fide purchasers.

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Location

Willowbank Lodges is set in a rural location in Wiltshire, forming part of the North Wessex AONB, yet only 1.5 miles from the village of Pewsey which has a range of shops including a bakery, pharmacy and supermarkets plus a hairdressers, art gallery, cafes, pubs, churches, football pitch, tennis club, bowls club, petrol station, repair garages, two schools (St Francis preparatory school and Pewsey Vale primary and secondary schools) and a railway station with commuter London to Paddington service.

Further amenities and facilities can be found at Marlborough (7 miles) including supermarkets, restaurants, a boutique cinema, a twice weekly street market and an international music festival in July. Swindon (19 miles) provides further shopping facilities, a hospital and theatre.

The site is accessed via country lanes and is located in the parish of Milton Lilbourne.

Schools in the area include Dauntsey's School, Stonar School, St. John's Marlborough and Marlborough College plus a number of excellent C of E primary schools.

The property is easily accessible from the M4 motorway at J15 (14.5 miles) and is approximately 81 miles to London.

The property is located on the Kennet and Avon Canal cycle path including the Wiltshire cycle way, the Pewsey Vale route and is on the National Cycle Network 4. The canal is popular with canoeists, cyclists, fishermen, paddleboarders and walkers. The wharf is easily accessible via the towpath from Willowbank Lodges, where The Waterfront Bar & Bistro is located. The Millstream pub at Marden (7.5 miles away) plus The Red Lion at East Chisenbury

(6 miles away) are both known for good food within the area. The Barge Inn at Honeystreet, Pewsey is home to the crop circle enthusiasts, famous in the local area.

Local tourist attractions include the Big Belly Oak at the Savernake Forest (6.5 miles), Avebury, a World Heritage Site with its prehistoric stone circle, the village of Lacock including Lacock Abbey (National Trust), Caen Hill Locks at Devizes, Bowood House and Gardens at Calne, which is well known for its golf course, plus North Wilts Golf Club, just South of Calne. Closer to the lodges are Marlborough Golf Club and Upavon Golf Club. Within easy reach is the city of Salisbury with its famous cathedral, Winchester for its shops and restaurants and the picturesque town of Bradford-on-Avon. Ideal day trips include the cities of Bath and Oxford, Longleat Safari Park, Stourhead House and Gardens (National Trust) and Stonehenge (English Heritage).

The Lodges

The lodges are made of solid timber with vaulted ceilings and each have an open plan sitting room/dining room with bespoke hand painted kitchens with an electric double cooker, microwave, dishwasher and large fridge-freezer. There are windows to the front with French doors leading out onto a covered veranda with seating for guests for alfresco dining overlooking the water. Each lodge has a flat screen TV, feature electric fire, double glazed windows, electric heating and white bathroom suites with large shower cubicles. All the beds can be super-kings or separated into two full size singles.

In addition, the larger lodges have automatic washer/drier machines in the utility room and an en-suite bathroom to bedroom 1. Bullrush cabin also has a slightly adapted shower room for mobility issues.



Bullrush, Dragonfly and Kingfisher overlook the nature pond and are accessed by a compacted scalped driveway with parking for 2 vehicles in tandem. These three lodges are detached. The fourth lodge (Heron's Nest and River Birch) has been divided internally into two semi-detached 1-bedroom lodges and make use of the communal car park to the front of the site.

Kingfisher, Dragonfly and Bullrush

Open plan sitting/dining room with fitted kitchen and French doors out onto a veranda with seating for guests. Hall. Shower room with electric heated towel rail radiator. Two bedrooms (bedroom 1 with en-suite bathroom with shower over). Utility room with base units with rolltop worksurface and inset stainless steel sink unit plus automatic washer/drier and built-in cupboards housing modern hot water cylinder. Double glazed

timber door leading out to a wooden ramp leading out to the car parking for two vehicles in tandem. (Sleeps 4 +1 on Z bed if required).

Heron's Nest

Semi-detached lodge overlooking the nature pond which has an open plan sitting/dining room with French doors leading out onto an enclosed veranda with seating for alfresco dining. Kitchen area. Bedroom with en-suite bathroom. (Sleeps 2).

River Birch

Semi-detached lodge overlooking the main lake. Open plan sitting/dining room with French doors leading out onto an enclosed veranda with seating for alfresco dining. Kitchen area. Bedroom with en-suite bathroom. (Sleeps 2).



Outside

The site is set in 3.42 acres including two lakes (one with an island with willow tree) and a nature pond. The grounds are landscaped and include Willow, Rowan and Silver Birch trees. The lake attracts swans, Canadian geese, moorhens, coots, herons, kingfishers and reed warblers.

Timber shed of 4.67m x 3.48m with timber floor, currently used for storage.

Timber store accessed by double wooden doors housing an insulated linen store of 3.80m x 3.30m with fluorescent lighting, concrete floor, a range of heavy-duty shelving and cupboards for storage.

Adjoining the linen store but separately accessed via a wooden pedestrian door is a store of 3.77m x 1.37m with lighting, power and a concrete floor housing the electric meters, 3-phase supply and the private water supply for the boreholes and water treatment plant.

There is a level area to the rear of the site overlooking the two lakes with potential to site an owner's accommodation, subject to gaining the necessary planning consents where there is a separate access to the highway meaning this area would have a high degree of privacy away from the business.

Timber clad barn divided into three sections to include a workshop, store, cloakroom, guest laundry and office. Further described below. Potential to convert this property into an owner's accommodation, subject to gaining the necessary consents.

Workshop of 8.08m x 5.91m accessed via a roller shutter door with a width of 2.98m and a height of 2.97m with fluorescent lighting, power, concrete floor and a range

of shelving to rear. Wooden mezzanine of 5.91m x 2.69m accessed via a wooden staircase.

Wooden pedestrian door leading into an adjoining store 6.36m x 2.91m which has been plaster boarded with access via double wooden doors to outside. Currently used by the business with a range of shelving and a mezzanine floor. Potential to be used as a bin store or tourist information/reception for the business if required.

Separately accessed cloakroom to the rear with white wall mounted wash hand basin and coupled WC.

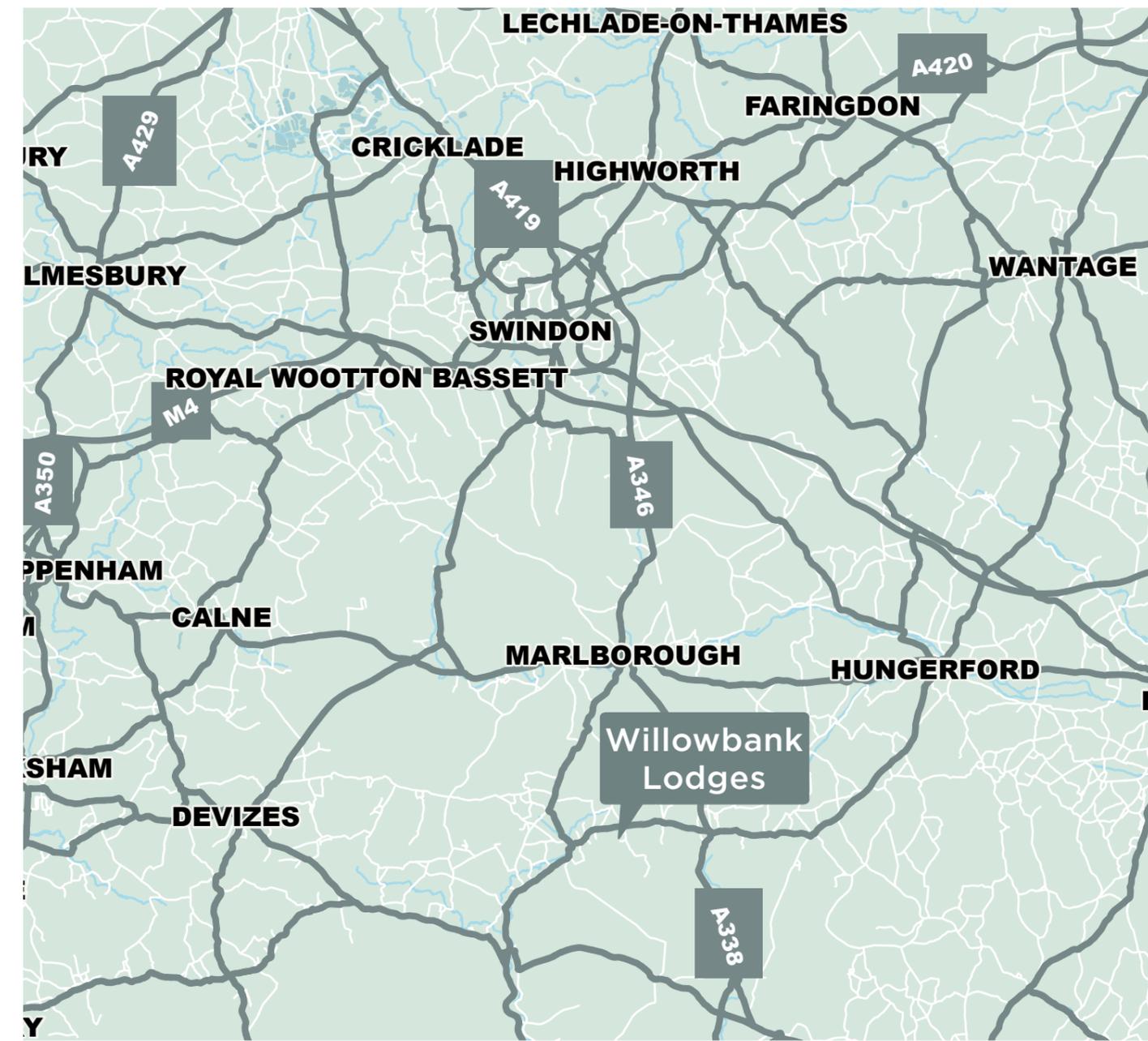
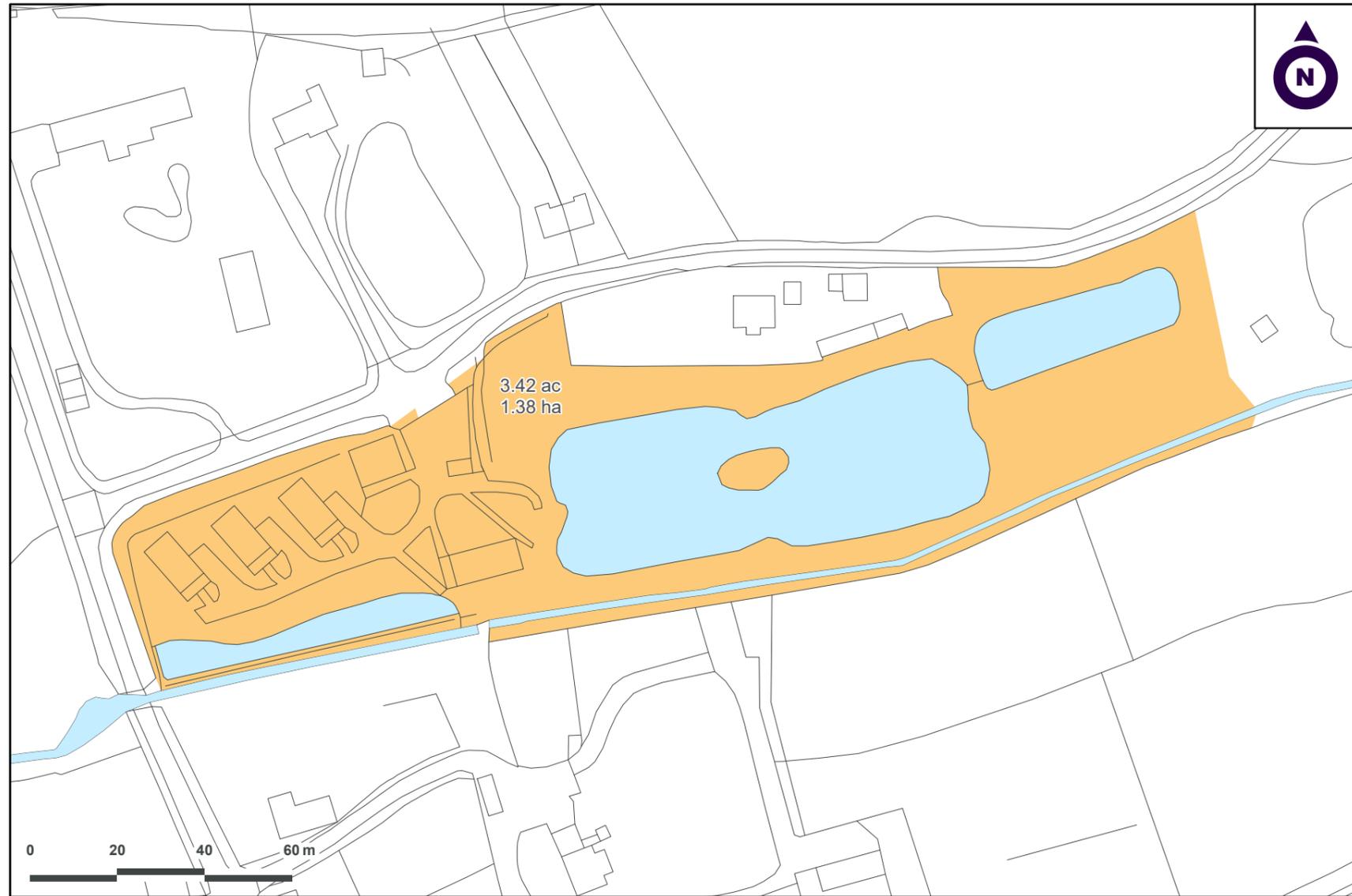
Adjoining the workshop is the guest laundry of 4.22m x 2.19m accessed via a wooden glazed door from the front with a range of base units with rolltop work surface with inset stainless steel sink unit and window to front overlooking the entrance and the car park. Tiled to ceiling on two walls. Two automatic washing machines. Two tumble dryers. Fluorescent lighting plus power. Pedestrian door into workshop.

Door into office of 3.58m x 2.20m with window to side overlooking the entrance and the car park with fluorescent lighting and power.

There a 5-bar wooden gate leading into a compacted scalped car park which is enclosed by post and rail fencing with parking for 4/5 vehicles.

In front of the lodges is a nature pond that feeds out into the River Avon.





Method of sale
The property is offered for sale by private treaty, inclusive of trade inventory to include furnishings, equipment, fixtures and fittings within the lodges and in relation to the business, excluding any personal items.

Tenure & possession
The freehold interest is being offered with vacant possession on completion.

Rights of way
It should be noted that there is a footpath that crosses the site.

Local authorities
Wiltshire Council
www.wiltshire.gov.uk

Viewings
Strictly by appointment with agents
Carter Jonas.

 **what3words**
[///rattler.moons.tolerable](https://www.what3words.com/rattler.moons.tolerable)



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