



Fair Winds & Lodges

Wadebridge, Cornwall

Carter Jonas

Fair Winds & Lodges
St. Breock
Wadebridge
Cornwall
PL27 7HS

A contemporary style house
with 6 holiday lets and a
range of outbuildings with
direct access to the A39 and
views of the Estuary, located
on the edge of Wadebridge.

The property comprises a contemporary
5-bedroom, upside down house built in
2022 with views of the Camel Estuary to
the rear.

6 holiday letting units and a yard with
potential to be developed into further
holiday letting accommodation, or to be
let out as commercial units to provide an
additional income stream.

Set in 12 acres of pasture and paddocks
which have potential, subject to planning, to
be developed into a camping site due to its
popular location on the edge of Wadebridge
(1 mile away), with easy access further into
Cornwall and Devon.

For sale by private treaty as a whole.

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Location
Fair Winds & Lodges is located at
Wadebridge, just off the A39, providing
easy access to the spectacular sandy
surfing beaches of the North Cornwall
coastline including Trevone, Harlyn and
Constantine Bay within the Padstow area.
Other popular sandy beaches such as
Rock, Mawgan Porth, and Polzeath are all
close by. The property is ideally situated
as a base to explore further into Cornwall
including the popular Watergate Bay,
Widmouth Bay and Sandymouth beach
(National Trust).

Wadebridge town centre is 1 mile away
and offers a full range of amenities and
facilities including shops, public houses,
supermarkets, cinema and access to the
Camel Trail, a scenic cycling and walking
route linking Padstow, Wadebridge and
Bodmin, which is extremely popular with
guests. In addition, the Royal Cornwall
Showground is within walking distance of
the property along the A39 which hosts
events all year round.

The picturesque fishing village of Port
Isaac, well known as the filming location
for the TV series Doc Martin, is only 9
miles to the north with Tintagel, Boscastle,
Crackington Haven and the town of Bude
all being within easy reach.

Tourist attractions in the area include
Lanhydrock House (National Trust) near
Bodmin, the Eden Project within the St
Austell area and the Lost Gardens of
Heligan, near Mevagissey.

The cathedral city of Truro is 23.5 miles
away and offers further shopping facilities,
a multiplex cinema, theatre and the well-
regarded independent Truro School.

The Business

The property is located just off the A39, providing easy access to the North Cornwall coastline. The property is located opposite the newly established retail park comprising a petrol filling station with M&S foods, Tesco Supermarket, Malcolm Barnecutt, B&M and Aldi. In addition, a newly established community business park with a range of independent and national businesses.

The property has views to the rear over the Camel Estuary and is located within a popular tourist location being only 1 mile from Wadebridge town centre and 7 miles from Padstow.

The six letting units are currently let on Assured Shorthold Tenancies, generating an income of £48,600 per annum. Given the property’s tourist location, the lodges could be used for holiday letting purposes to develop an attractive holiday letting business.

The yard is currently occupied by Logan Logs, a business operated by the current owner, and will be sold with vacant possession on completion. The yard has the potential to be developed into industrial units that could be let out to provide further income or developed into additional holiday letting units, subject to gaining the relevant planning consents.

The bottom paddock has potential to construct further lodges, subject to gaining the relevant planning consents, which would overlook the Camel Estuary. In addition, the adjoining 3.44 acre field provides an opportunity to develop a campsite together with the construction of a toilet and shower block to service the site, subject to obtaining the necessary permissions. In addition, there is a 5.46 acre field, ideal to service a number of potential uses. The property extends in total to 12 acres.

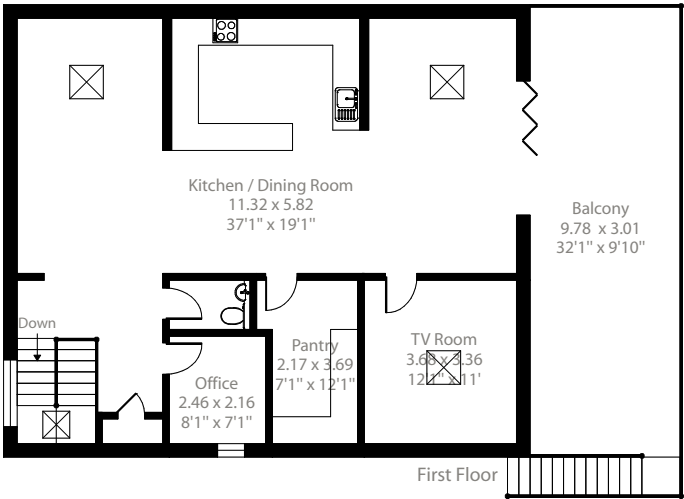
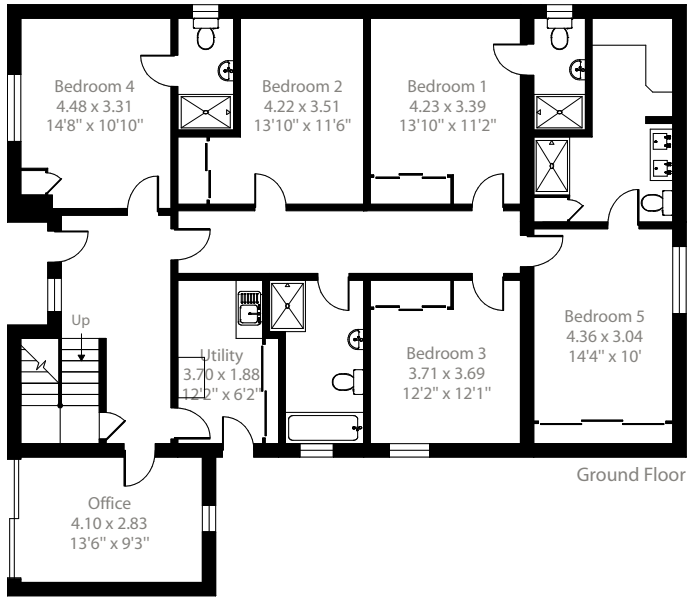
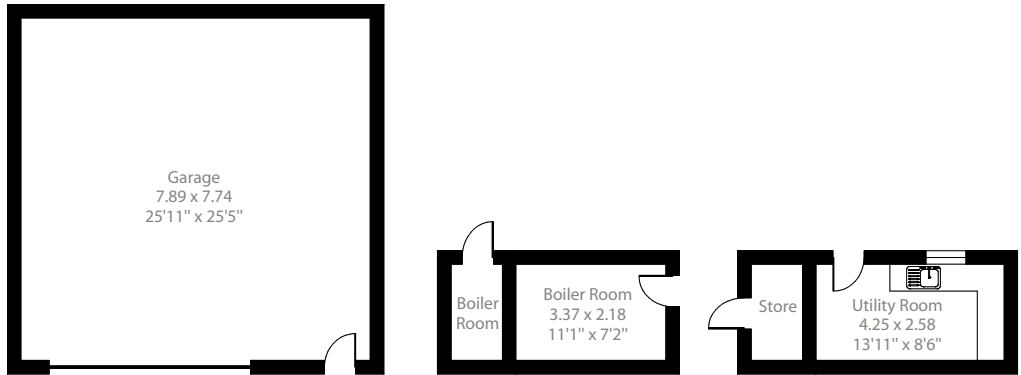


Fair Winds House

Built in 2022, the property features a contemporary design and modern construction with underfloor heating, solar panels and an air source heat pump. The accommodation is laid out as an upside-down house with the living accommodation at first floor to take advantage of the Estuary views.

On the ground floor the accommodation comprises an entrance hall with stairs to first floor, access to the 5 bedrooms, three of which have en-suite shower rooms, a utility/ boot room and office. At first floor there is a large open plan kitchen/dining room with vaulted ceiling and glass balcony looking down to the entrance hall below, a study, walk in pantry and TV room. From the kitchen/dining room there are bifold doors which lead out onto a balcony with views over the Camel Estuary.





For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Outside

The gardens have been landscaped to provide a high degree of privacy from the lodges and the yard with hedging and a separate gravelled driveway with electric gates serving the house. The front driveway leads to a large parking area in front of the house with a double garage of 7.90m x 7.75m with a concrete floor, power, LED lighting, plastic coated electric up and over door and UPVC pedestrian door.

To the side of the property is a gated patio area which provides access into the property via the utility room on the ground floor. Within the patio courtyard are two outbuildings, one being an additional utility room which was previously used for the business with an adjoining storeroom and another which houses the boiler.



The Office

Detached office building of 4.08m x 3.55m with UPVC windows, spot lights, power and heating.

Utility Building

Detached utility room of 3.38m x 2.16m with a range of base units with rolltop worksurface with inset double bowl stainless steel sink unit and plumbing for washer and dryer.

The Lodges

There are 4 lodges and 2 static caravans which are currently let out on Assured Shorthold Tenancies providing a rental income of £48,600 per annum. There is a concrete parking area for 5/6 vehicles at the end of the yard.

The Lodges

Name	Bedrooms	Rent pcm
The View	1 bed	£550
The Bay (caravan)	2 beds	£550
LaLa's Lodge	2 beds	£1,150
The Rock (caravan)	2 beds	£550
The Drift	3 beds	£700
The Hideaway	1 bed	£550



The Drift



LaLa's Lodge



The Office

The Yard

The yard provides a range of outbuildings which are occupied by Logan Logs which will vacate the property on completion. The units have development potential to be converted into additional holiday letting cottages or individual industrial units which could be let out to provide an income, subject to gaining the relevant planning consents. The yard is accessed via electric gates onto a concrete and hardcore yard area.

Name	Sq m
Unit 1	13.61m x 4.40m (59.88 sqm)
Unit 2	23.05m x 9.61m (221.51 sqm)
Unit 3	11.50m x 6.33m (72.80 sqm)
Unit 4	16.74m x 9.54m (159.70 sqm)
Unit 4a	9.65m x 2.78m (26.83 sqm)
Unit 5	12.56m x 9.53m (119.70 sqm)
Unit 6	5.79m x 4.82m (27.91 sqm)
Unit 7 (shed near fuel tank)	13.74m x 3.83m (52.62 sqm)
Office	9.54m x 5.84m (55.71 sqm)
Workshop	10.21m x 4.47m (45.64 sqm)
Garage	7.45m x 3.20m (23.84 sqm)



Method of Sale

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

Tenure & Possession

The freehold interest is offered for sale with vacant possession available on completion.

Planning

Planning permission was granted by Cornwall Council in February 2021 for a replacement five-bedroom detached dwelling to replace the original dwelling due to an accidental fire in 2020, planning reference PA20/11109. A further Non-material amendment application was subsequently approved in February 2022.

Services

The property is serviced by mains water, mains electricity and private drainage. The main house has an air source heat pump, solar and LPG gas via an underground gas tank.

The lodges are serviced by bottled LPG gas for cooking and heating. The caravans have supplementary electric heating.

EPC Ratings

Fair Winds – EPC Rated B.

Council Tax

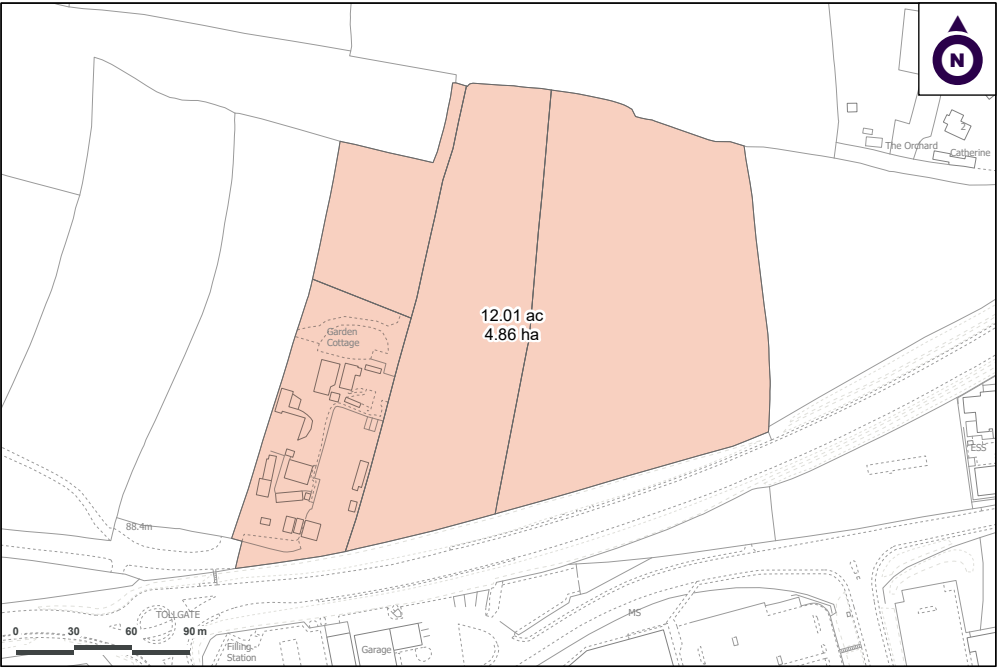
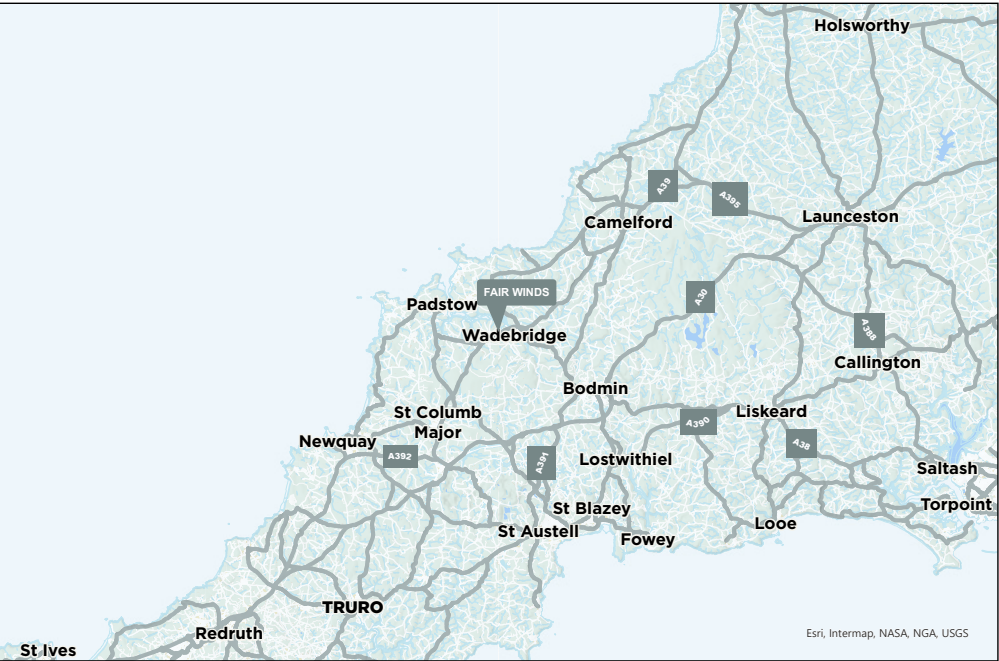
Property	Council Tax Band
Fair Winds	Band G
The Drift	Band A
The Rock	Band A

Local Authority

Cornwall Council
www.cornwall.gov.uk

Viewings

Strictly by appointment with agents Carter Jonas, 01823 428590.





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