



Mazzard Farm







Mazzard Farm, East Hill

Ottery St Mary, Devon, EX11 1QQ

An award-winning lifestyle business in the heart of East Devon, the property combines a beautifully restored farmhouse, six holiday cottages and attractive grounds in a highly accessible yet peaceful setting. Offering proven profitability and exceptional sustainability credentials, it represents a rare turnkey opportunity.

- Multi-award-winning lifestyle and hospitality business with strong forward bookings
- Beautiful 17th Century farmhouse & Six smart cottages arranged around a central courtyard.
- Exceptional sustainability credentials with ultra-low energy costs.
- Prime East Devon location close to the Jurassic Coast.
- Equestrian yard with about 10 acres of paddocks, woodland and stabling are available by separate negotiation
- Established and highly profitable trading operation.
- Great local schools including Colyton Grammar School
- Flexible accommodation for holidays, retreats and exclusive-use bookings.
- 6.7 acres of gardens, grounds and woodland, including a vegetable garden
- South West England Tourism Award for Most Ethical, Responsible and Sustainable Business 2023.

Guide Price £1,850,000

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Introduction

This is an exceptional home and income-producing estate set within the beautiful East Devon countryside. Combining a charming four-bedroom 17th Century farmhouse with six high-quality holiday cottages, the property has been thoughtfully developed into a multi-award-winning hospitality business with an established reputation for sustainability, guest experience and profitability.

Occupying approximately 6.7 acres of gardens and woodlands, with 10 additional acres by separate negotiation and situated close to the Jurassic Coast and East Devon National Landscape, and offers a rare opportunity to acquire a thriving lifestyle business in a highly desirable and accessible location. The property also offers a flexible venue for a wide range of events and gatherings, including retreats, training courses, corporate away days, workshops, group holidays, and intimate weddings.

Situation

The property enjoys a picturesque rural setting on the edge of Ottery St Mary in East Devon, close to the East Devon National Landscape and approximately five miles from the Jurassic Coast World Heritage Site. Despite its peaceful countryside location, the property is highly accessible, with the A30, M5, Exeter Airport and Honiton railway station all within easy reach. The nearby town of Ottery St Mary, just 1.5 miles away, provides a good range of amenities, while the property falls within the catchment of highly regarded primary and secondary schools, including Ottery St Mary Primary School, The King's School and Colyton Grammar School. Its combination of accessibility, natural surroundings and strong local services enhances its appeal as both a family home and successful lifestyle business.

The Farmhouse

At the heart of the property is a charming 17th Century Devon longhouse, which has been thoughtfully improved and carefully maintained to provide comfortable family accommodation while retaining its character and period appeal.

The farmhouse offers well-presented living space arranged around a superb open-plan kitchen and dining room. Additional accommodation includes a spacious sitting room, conservatory and a dedicated home office, providing flexibility for both family life and home working.

There are four generously proportioned bedrooms, two of which benefit from en suite facilities, together with a family bathroom. The layout offers an excellent balance of reception and bedroom accommodation, making the farmhouse ideally suited as a principal residence alongside the successful holiday letting business.

An additional benefit is Bramley Cottage, which is currently operated as part of the holiday accommodation business but holds residential planning status. Subject to a purchaser's requirements, this could be reconnected to the farmhouse to provide further owner's accommodation or support multi-generational living arrangements.

The Cottages

Guest accommodation is provided across six individual cottages arranged around an attractive central courtyard. Sympathetically converted from former farm buildings in 2008, the cottages offer stylish open-plan living accommodation and are presented to a consistently high standard throughout. Features include oak flooring, log burners, underfloor heating, outdoor seating areas and views across the orchard, courtyard and surrounding grounds. The accommodation provides excellent flexibility for a range of guest requirements, with Damson and Quarenden Cottages capable of being interconnected to create a larger unit for family groups and gatherings. Bramley Cottage, which benefits from residential planning status, offers additional flexibility for owners seeking ancillary accommodation.

Accommodation Schedule

- Bramley Cottage – One bedroom
- Pippin Cottage – Two bedrooms, courtyard views
- Medlar Cottage – Two bedrooms, courtyard views
- Damson Cottage – Two bedrooms, orchard and courtyard views
- Russet Cottage – Two bedrooms, courtyard views
- Quarenden Cottage – Three bedrooms, courtyard views, interconnecting with Damson Cottage





The Business

The business is long established and highly profitable, with a strong reputation in the holiday accommodation sector. Popular with families and attracting a significant international customer base, the business benefits from excellent online visibility in overseas markets, helping to extend the trading season and reduce reliance on the UK economy.

Around 90% of bookings are secured directly through the business, minimising dependency on third-party agencies and maximising profitability. Sustainability lies at the heart of the operation, a commitment recognised through numerous industry accolades, including the South West England Tourism Award for Most Ethical, Responsible and Sustainable Business 2023.

Built on a proven and successful business model, the operation enjoys consistent profitability driven by strong year-round demand, an established brand, excellent customer loyalty, including customer and prospect database and a highly effective social media presence. Business processes are all documented meaning anyone new to the industry can hit the ground running.

Facilities

The property offers an excellent range of onsite facilities designed to make every stay comfortable and memorable. Facilities include BBQ areas and fire pit, together with two children's play areas. The cottages are fully equipped for self-catering, with access to a shared laundry room, extensive library, EV charging, and complimentary baby and toddler equipment. Guests can also meet the farm's friendly animals, arrange in-cottage spa treatments, or enhance their stay with extras such as breakfast hampers, private dining, and babysitting services.

Gardens and Grounds

The Gardens & Grounds extend across 6.7 acres set in beautiful countryside, offering a mix of informal gardens, including vegetable garden & greenhouse, orchards, woodland, open lawns, and wildlife-rich spaces. There is a further 10 acres available by separate negotiation. Guests can explore the grounds, relax among seasonal flowers, enjoy the orchard with its fruit trees and BBQ area, meet the resident animals, or simply unwind in the peaceful surroundings, making it the perfect setting for both relaxation and outdoor enjoyment.

Available by separate negotiation, the property benefits from an attractive equestrian yard featuring individual track system and stabling. This also has its own separate access and extends to approximately 10.1 acres.

Sustainability

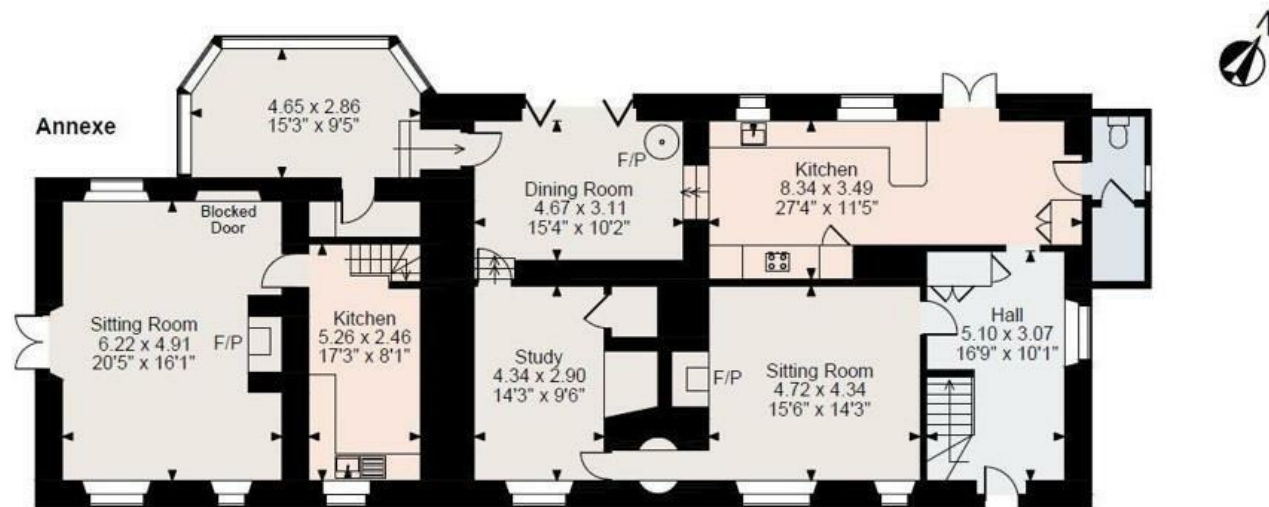
The property benefits from excellent sustainability credentials, with significant investment made to reduce environmental impact and operating costs. Heating and hot water are supplied by a biomass boiler, while solar PV panels and a Tesla Powerwall battery system generate and store renewable energy, allowing the property to be almost entirely self-sufficient for electricity during many months of the year. Water is supplied via a private borehole and treated on-site to the required standards, and an EV charging point is available for guests. The biomass heating system and one of the solar PV installations also benefit from valuable quarterly government-backed income payments, providing an additional revenue stream.

Directions

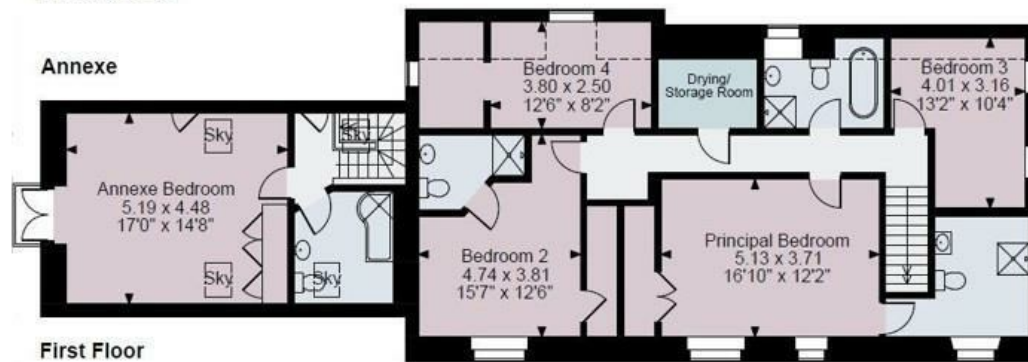
What3words ///sourcing.absorb.seasonal

Services

Services: Biomass boiler heating, mains electricity, solar panels and Tesla power wall, private water (bore hole) and private drainage.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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	



