



Owning your own luxury lifestyle holiday home

What could be more exciting than creating your special lifestyle experience by owning a great value luxury property in the heart of South Devon?

A home for your family and the generations that follow to enjoy year after year. Experience the best the area has to offer and enjoy the relaxed feeling you get from hassle-free ownership. You could even earn money from your purchase.

*Holidays of a lifetime
for a lifetime*



Stunning award-winning beaches on your doorstep.

Nearby Bantam boasts a long sandy beach, great for families with shallow waters for rock pooling and safe swimming. Bigbury-on-Sea, inspiration for two of Agatha Christie's novels, is a short drive away. From there, you can take a walk across the sandy causeway to Burgh island, grab a drink at the famous 700-year old ale house, The Pilchard Inn, and catch the sea tractor back to dry land. Enjoy breath-taking sea views and fresh crab sandwiches at the Beach House Café at South Milton Sands before taking a stroll along the coast to the beautiful, sheltered Hope Cove. Why not try your hand at surfing, kite surfing, paddle boarding, sea-kayaking, rock jumping or yoga on the beach at one of the 50 beaches along the coast.

The perfect location in the heart of South Devon

You'll find Thatches in a tranquil 16-acre exclusive, gated country estate just outside the medieval town of Modbury. We are right in the centre of South Devon, a renowned Area of Outstanding Natural Beauty and one of the most sought-after UK holiday destinations. South Devon caters for absolutely all tastes, hobbies and pastimes all year round, and Thatches park is within easy reach of a multitude of beautiful beaches, coastal pathways, and historic towns and villages.



Indulge in your favourite pastimes

Take a hardy walk along the South West Coast Path and experience some of the most stunning coastal paths in the world, or head ten minutes in land for Dartmoor's magnificent National Park. For keen golfers there are plenty of courses in the area – the closest at Bigbury provides a stunning location, a friendly welcome, and preferential rates for Thatches lodge owners.



Fun for all the family

This lively area boasts many attractions such as a steam railway, racecourses, farms, zoos and adventure playgrounds. South Devon hosts an array of seasonal events, exhibitions and festivals throughout the year. Don't miss the laid back but lively Kingsbridge

Food & Music festival in June or the exhilarating Salcombe Regatta with its famous fireworks in August.

With so much to do right on the doorstep, there's something for everyone all year round and you'll never run out of places to explore.

Enjoy wines and wonderful local produce



In the heart of South Devon surrounded by fertile farmland and close to the sea, it's easy to enjoy wonderful local produce, from fresh seafood, cheese, honey and meats to traditional cream teas and award-winning wines.

Almost every weekend there is a local farmers market or food festival and if these inspire you to learn more, then you could try Ashburton Cookery School or perhaps a Salcombe Gin Experience. Of course, some of the fun is finding new places to eat out and with Salcombe, Kingsbridge, Modbury and Plymouth close by, you'll be truly spoilt for choice.

Our luxurious lodges are finished to the highest quality



Our beautiful lodges, built from sustainable wood, are designed for all seasons so you can enjoy them any time of the year. The lodges cater for all needs and lifestyles and are ideal for entertaining or relaxing with friends and family.

Lodge features include vaulted ceilings and large picture windows that evoke a feeling of outdoor living. Contemporary in design, each lodge is beautifully finished, with the latest audio technology, luxury

kitchens with integrated appliances and a range of options on cookers, wine coolers and coffee machines.

The bedrooms have been designed with complete relaxation in mind with stylish co-ordinated soft furnishings and practical storage space. Our bathrooms and en-suites create a perfect sanctuary and include luxurious vanity units, invigorating rain showers and ergonomically designed baths.

Each lodge has its own decked terrace, perfect for enjoying a morning coffee, a lazy sundowner or some alfresco dining whilst taking in the stunning views of the countryside and the park itself.

The lodges require very little maintenance, have minimal running costs, and your ground rent covers the regular tending of your own gardens as well as the entire site, so your holiday can begin the moment you drive through our gates.

100% British made, our homes have a luxurious feel, are finished to a high quality and come fully furnished so you can start your holiday as soon as you arrive.

Fabulous onsite facilities

With so much to do at Thatches, whatever the weather, you may never want to leave! We understand how important it is to keep up your fitness routine even when you're away from home. Lodge owners and guests can enjoy our newly installed health suite which features a fully equipped gym, large heated indoor pool, sauna, steam room, and sun terrace.

We are continuously investing in the facilities at Thatches – we've added an adventure playground, a games room and a new cinema room. At the top of the park, there's a recreation field, a great spot for taking in the beautiful sunsets and stunning countryside views. And extensive woodland trails leading from the park are ideal for walking the dog, building dens and making lasting memories.

A lifestyle to suit everyone

Thatches is a community of friendly, like-minded people who share a love of the outdoors, a respect for their environment and a desire to make the most of their time away. Some of our owners come here to make friends, others to get away from it all. You choose the lifestyle that suits you.

Children love Thatches as it gives them a safe space to explore, go for a bike ride or build a den. And for that reason, adults love it too. It's a time to reconnect with nature, and for kids to be kids!

We have great connections with local businesses in the area and lodge owners can enjoy feeling good about being part of, and contributing to, the wider community of South Devon. All our guests are 'Friends of Thatches' and benefit from discounts at local restaurants and attractions.





Catch a wave or take a break

There is no better place than South Devon for indulging in water sports. We offer a selection of surfboards, kayaks, paddle boards and wetsuits for the use of Thatches owners and guests. It's so easy – just pick up from Reception and go – and you'll take hundreds of pounds off the cost of your holiday.

And after a day's exertion, you can enjoy a variety of beauty treatments in the comfort of your own lodge, available from our mobile beauty therapist at competitive rates.

Caring for our environment

Maintaining the natural beauty of the area and protecting the local environment is very important to us. We are so proud to have been awarded the coveted David Bellamy Gold Conservation Award for 12 years in a row. We were commended on our recycling, our reduced energy usage, and the planting on the park that has created a wonderful haven for local wildlife.

Safe, secure and hassle-free

Our onsite management team take all the hassle out of owning a lodge. The team takes care of all the park maintenance including your private garden, and ensures your property is secure all year round giving you total peace of mind when you are not here.

Investment returns with a sunny outlook!



Buying a lodge is an investment to be enjoyed by all the family, now and for generations to come.

We are located in one of the most sought after and expensive parts of the country and a comparable property with private parking, access to leisure facilities and country views would be vastly more expensive and possibly financially unviable if used for an investment purpose.

Our lodges are an affordable and a shrewd long-term investment that could earn up to 8% per annum via rental income. New lodges range from £180,000 to £300,000 plus, depending on plot size, location and specification.

The UK tourism market has grown steadily over recent years and shows no signs of slowing down as more people choose a 'staycation' over an overseas holiday. Thatches lodges provide owners with a fantastic return on their investment in an uncertain financial climate.

Let us show you around our existing lodges for sale. We offer a variety of options to suit your needs and budget, and our onsite management team will oversee the whole process - so all you need to worry about is when to collect your keys!

We believe that buying a holiday home should be easy, enjoyable and fun. However, we also understand it's an important decision and of course want you to be absolutely delighted with your new holiday lodge.

So, before you make a long-term investment, why not try renting first? This tends to be the most popular option, as it gives you the chance to visit Thatches and see exactly what you are investing into.

Furthermore, if you decide to purchase within 6 months from the end of your rental, we will refund the cost of your holiday. If, however, you've already stayed at Thatches and would like further endorsement, then we would be very happy to introduce you to a few other lodge owners.

Benefits of ownership

- Well maintained lodges which hold their value and typically follow the trend of the conventional property market
- Opportunity for rental income when you are not using your lodge
- An investment for now and future generations
- A holiday home away from home
- No conveyancing costs or solicitor's fees
- No Stamp Duty on your sale
- An 80-year renewable and extendable license
- 10-year manufacturer's warranty
- Council rates of around £220 p.a.
- Minimal maintenance and running costs
- Guaranteed parking
- Access to all of the park's leisure and entertainment facilities

Come and see for yourself!

Buying a lodge at Thatches could be the best decision you'll ever make!

Call one of our onsite management team on 01548 830346 /831000 to arrange a viewing.



FAQ's

What is the security of tenure?

We offer an 80-year license.

How much are the lodges?

As you might expect, the prices vary according to the size and specification of the lodge, ranging from £180,000 to around £300,000 plus.

What is included in the price of the lodge?

The lodges are fully furnished and come with a 10-year manufacturer's warranty. There are no added conveyancing or solicitor's fees or Stamp Duty to pay.

The cost of siting your home is included in the total price, and will be connected to the mains services, including water, electricity, and gas. BT lines are already installed and will simply need to be connected. Every lodge has its own private garden, decking, and a parking space close to the plot. Each property has multiple smoke alarms, Co2 detectors and intruder alarms for your peace of mind.

Are there other costs?

Annual ground rent is payable on each property and this is currently £4,060 +VAT. This charge allows us to keep the gardens in the entire park to the highest standard and gives you free access to all of our onsite leisure facilities. It also covers the cost of mowing the lawns all year round, Freeview television package, sewerage charges, refuse removal and of course all the benefits of the security systems and management team support on site.

Are the lodges expensive to maintain?

Lodges are well insulated and double glazed which means that heating costs are generally lower than a conventional home. Lodges are practically maintenance free, and running costs are minimal.

How can I reserve a new lodge?

We ask for a deposit of £2000, refundable within 14 days, to secure your plot. If purchasing a new build, we request a further 30% payment on confirmation of the order and lodge specification. The final balance is payable

a week prior to completion.

Once I decide to buy, how long before my lodge is ready?

If you purchase a show home, completion typically takes 2 to 4 weeks. If you are ordering a brand-new home, the process can take 6 to 9 months depending on manufacturing cycles and your chosen specification.

Can I rent out my lodge when I'm not using it?

Yes, renting your lodge is permitted and is managed through Thatches management services. We are responsible for all advertising and marketing campaigns and take all lodge bookings centrally. We also make renting hassle-free for you by organising cleaning and changeovers. For this service we charge 20% +VAT of total rental income.

How much can I expect to earn through lodge rentals?

As a guide, we would anticipate a return of around 5% on your investment. This is of course subject to how much you use your lodge in high season as these times

will naturally yield the highest rentals.

Can I bring my dog?

Yes, you are very welcome to bring your dog to Thatches. There are plenty of walking trails both on the park and nearby. We do ask that dogs are kept on a lead in the communal areas of Thatches.

Does a holiday lodge hold its value?

In general, yes. If it is well maintained, a lodge will typically follow the trend of the conventional property market.

Can I make my lodge my permanent home?

Thatches is open for 12 months of the year, so you can plan a visit any time, all year round – the amount of time you spend here up to you! However, it is for holiday use only and cannot be your main residence.

What happens if I want to sell my Thatches home?

If you decide to sell your lodge, we will help by managing the process and marketing your property. A transfer fee of 10% of final sale price is charged upon completion. There are no legal fees or other charges involved.

“Knowing Chris and his onsite team provide comprehensive and vigilant care gives us peace of mind when we are not at Thatches. Accessibility to our lodge for 12 months of the year makes this the ideal worry-free second home for us and gives our family an ideal holiday base in a perfect location.”

Rob & Margaret - Lodge owners

Call 01548
830346/831000
to make an
appointment to
view our show
lodge. One of our
experienced team
will be very happy
to show you
around.

Getting here:

It's easy to find us by road or rail. The M4 from London, the M6 from the north-west and the M1/M42 from the north-east link up with the M5 to Devon. Regular train services leave London Paddington and London Waterloo for Devon's main hubs of Exeter, Totnes and Plymouth. Thatches is just 35 miles from Exeter, 13 miles from Totnes, and 12 miles from Plymouth.

