



**EDWARDIAN GUEST HOUSE WITH COASTAL AND COUNTRYSIDE  
VIEWS, OWNERS ACCOMMODATION, PARKING & GARDENS**

**KNOWN AS**

**MELLSTOCK HOUSE, WOODLANDS,  
COMBE MARTIN, NORTH DEVON, EX34 0AR**

## Sale By Private Treaty Subject to Contract

- 5 / 6 en-suite letting bedrooms*
- Husband and wife operated Bed and Breakfast*
- Separate owners accommodation comprising of en-suite bedroom and lounge*
  - Parking for 3 vehicles*
- On main arterial road leading to village centre, beach and bay*
- Terraced gardens with balcony and decked seating areas*
- Footpath access to South West Coastal Path and village beach*

**PRICE: Offers invited in the region of £435,000 for the Freehold interest to include the goodwill of the business and a trade inventory of fixtures, fittings and equipment plus SAV**

### **LOCATION**

Combe Martin has a population in the order of 2,500 and is situated approximately 4 miles to the east of Ilfracombe. Barnstaple, the sub-regional centre of North Devon is situated approximately 14 miles to the south.

### **THE SITUATION**

The subject property is well situated to attract passing trade. The area known as The Woodlands is within the main arterial road leading to the beach and bay of Combe Martin and provides guests with close proximity to the village centre with facilities including Public Houses, shops, restaurants and Post Office.

### **THE PROPERTY AND CONSTRUCTION**

The property is believed to be of Edwardian origins (1907) with part tiled elevations beneath a pitched and slated roof. Comprising of four stories, the ground floor consists of guest lounge bar, breakfast room and fitted kitchen, with an internal staircase down to the private owners accommodation which offers an en-suite double bedroom and dual aspect lounge which overlooks the garden and further beyond to the countryside. There are 5 / 6 en-suite letting rooms which are arranged over the first and second floors, with one currently configured as a two bedroomed family suite. The majority of the letting bedrooms have countryside and coastal views. To the rear of the property is a veranda with far reaching views as

well as landscaped terraced gardens which offer several decked seating areas. Beyond the garden is a stream boundary and a footpath that leads towards the beach. There is onsite parking for 3 vehicles to the side of the property.

### **THE BUSINESS**

Mellstock House is currently owned by a husband and wife partnership, although one of the partnership is in full time employment thus the day to day operation is undertaken by one of the owners with a part time housekeeper employed. Predominantly operating March - October, turnover for 2017 yearend was £51,500. Previously our clients have traded a longer season and offered optional evening meal, during which time they achieved a turnover of £62,000. The business is sold with the website [www.melstockhouse.co.uk](http://www.melstockhouse.co.uk) which has an online booking system. Trade is derived from a wide variety of sources including holiday makers, customers visiting relatives in the local area and walkers, given its proximity to the South West Coastal footpath.

### **THE PROPOSAL**

Our clients are inviting offers for the Freehold interest.

### **THE STOCK**

Any current stock to be purchased at valuation upon completion.

## **THE INVENTORY**

The property is sold with an inventory of trade fixtures, fittings and equipment.

## **LICENCE**

The property enjoys a Premises Licence.

## **ENERGY PERFORMANCE CERTIFICATE**

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

## **VAT**

Payable, if applicable, at the prevailing rate.

## **THE ACCOMMODATION** (*comprises*)

Side entrance door leading to hallway with quarry tiled floor

### **RESIDENTS LOUNGE / BAR**

14`1 x 11`10 (4.30m x 3.60m) Oak panelled bar servery, fireplace with wooden surround and gas coal effect fire. Full height bay window with French doors leading to:-

### **VERANDA**

Sea and countryside views, furnished with table and chairs for guests

### **BREAKFAST ROOM**

14`8 x 11`10 (4.45m x 3.60m) Table and chairs covers for 12 covers, feature wood panelling, picture rail, ceiling coving. Doors to veranda with sea and countryside views

### **LAUNDRY ROOM**

Washing machine and tumble dryer

### **KITCHEN**

Eye and base units, island servery, grill, 7 burner gas cooker and 4 compartment electric oven, tiled splash back, stainless steel single drainer sink, dishwasher, stainless steel wash hand basin, microwaves, fridges, freezers. Staircase from kitchen down to lower ground floor and private accommodation.

Staircase from hall to :-

## **FIRST FLOOR**

Landing with carpet and cleaning cupboard

## **BEDROOM 1**

14`0 x 9`8 (4.25m x 2.95m) Double Room with bay window having sea and countryside views, carpet, radiator heating, **en-suite 3 piece shower room**

## **BEDROOM 3**

13`10 x 10`1 (4.20m x 3.05m) Double room, carpet, radiator heating, countryside and sea views, connecting door to:-

## **BEDROOM / LOUNGE**

Currently utilised in connection with bedroom 3 as a family suite. 14`3 x 10`8 (4.35m x 3.25m), **en-suite 3 piece shower room**

## **Patrons W.C.**

## **SECOND FLOOR**

### **BEDROOM 4**

11`8 x 11`0 (3.55m x 3.35m) Double room, countryside and sea views, carpet, radiator heating, **en-suite 3 piece shower room**

### **BEDROOM 5**

14`2 x 11`10 (4.30m x 3.60m) Twin room, countryside and sea views, carpet, radiator heating, **en-suite 3 piece shower room**

### **BEDROOM 6**

11`9 x 11`2 (3.60m x 3.40m) Double room, carpet, radiator heating, **en-suite 3 piece shower room**

## **LOWER GROUND FLOOR**

### **LOUNGE**

30`0 x 10`3 (9.15m x 3.10m) Dual aspect overlooking garden, carpet, radiator heating, separate entrance to garden

### **BEDROOM**

16`2 x 9`11 (4.90m x 3.00m) Carpet, radiator heating, **en-suite 3 piece shower room** area at one end

## **OUTSIDE**

Sun deck and decked terraced gardens with established shrubs, flowers and trees. Path leading to coastal path and beach. To the side is car parking area to accommodate 3 cars. External storage beneath car parking area.





**IMPORTANT NOTICE**

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

**PROPERTY MISDESCRIPTIONS ACT 1993**

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

**VIEWING**

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW  
 TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

**JD COMMERCIAL,  
 42 RIDGEWAY DRIVE,  
 BIDEFORD,  
 NORTH DEVON, EX39 1TW**

**TEL: 01237 424053 / 07868 846357**

**website : [www.jd-commercial.co.uk](http://www.jd-commercial.co.uk)**

**email : [sales@jd-commercial.co.uk](mailto:sales@jd-commercial.co.uk)**