



**VICTORIAN BED & BREAKFAST WITH 2 STOREY OWNERS
ACCOMMODATION, GARDENS AND CAR PARKING**

KNOWN AS

**LEE HOUSE, 27 - 28 LEE ROAD,
LYNTON, NORTH DEVON, EX35 6BP**

For Sale By Private Treaty Subject to Contract

- 8 en-suite letting bedrooms*
- Currently trading B&B only, Easter - September through owners choice*
- Spacious owners accommodation over 2 floors*
- Front and rear gardens with potential for tea room / tea garden*
 - Private car parking for 8 cars*
 - High repeat trade plus passing trade opportunity*
 - 5 star Trip Advisor rating*
 - Exmoor village location*

PRICE: Offers are invited in the region of £585,000 Freehold to include trade fixtures, fittings and equipment, goodwill of the business plus SAV

LOCATION

Lynton and Lynmouth have a static population of 1,658, but benefit from the considerable holiday trade in the area. The regional centre of Barnstaple is approximately 20 miles. Access to the M5 via Junction 27 at Tiverton is approx. 30 miles distant.

THE SITUATION

Lee House occupies an elevated position on Lee Road which is considered to be the prime area of Lynton. There are a host of facilities and amenities within the immediate vicinity including restaurants, bars, tea rooms, shops and the famous funicular railway. The Valley of Rocks, South West Coast Path, Exmoor and North Devon coast are nearby, offering spectacular scenery and beautiful walks.

THE PROPERTY AND CONSTRUCTION

Lee House originally comprised two houses which were believed to have been built in the 1870s. The main elevations are of stone construction beneath pitched and slated roofs. The accommodation is arranged over three floors with the front facing first and second floor bedrooms enjoying far reaching views across Lynton towards Countisbury Hill. All 8 letting rooms are double or twin, enjoying en-suite facilities with two front facing rooms having their own private balconies as well as one bedroom having its own garden area. Guest Facilities at ground floor include breakfast room and a guests lounge. The owners accommodation is arranged over two floors and comprises; private entrance, lounge, double bedroom with patio doors to garden and en-suite shower room. There is scope to incorporate the guests lounge within the adjoining owners accommodation if desired. To the front of the property, the guests enjoy a well stocked garden terraced garden area which could be utilised as a tea garden if

desired. At the rear of the property is the owners terraced garden and a pathway leading to the private car park providing circa 8 spaces.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest.

THE BUSINESS

Having been in the same husband and wife ownership for the past 10 years our clients are now seeking to retire. The business is traded Easter - end September on a B&B basis only, with our clients choosing to take time off over the winter months and for limited periods during the season. Furthermore our clients choose to only let 6 of the letting bedrooms with the majority of trade being advanced bookings. Very little 'walk-in' trade is sought, therefore it is considered there is scope to increase revenue. Lynton and the Exmoor area attracts visitors and walkers all year round and new owners may wish to take advantage of this by offering an extended season and / or offering evening meals. 2018 yearend provided a turnover of £55,000 and a net profit of approximately £38,000, with much of the trade derived from repeat customers as well as bookings from walking holiday organisations, these include British, German and Dutch companies. In previous years when 8 bedrooms were let and the owners traded a slightly longer season they achieved turnovers of approximately £70,000. Our clients have achieved a 5 star Trip Advisor rating and have their own website www.leehouse-lynton.co.uk, whilst also having online booking availability via Booking.com, Expedia etc.

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.

ENERGY PERFORMANCE CERTIFICATE

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

THE ACCOMMODATION (*comprises*)

Guests entrance porch leading to :-

Hallway with reception area

GUESTS LOUNGE

Square bay window with front garden aspect, feature fireplace with electric fire, 2 radiators with covers, dado and picture rail, ceiling rose, sofa and armchair seating, carpet

DINING ROOM

Feature fireplace (unused), table and chair seating for 12 covers (could be set for more), carpet, radiator heating, ceiling cornice and rose

KITCHEN

Extensive range of fitted high level and low level units, worktops, 6 burner gas range with 1 1/2 size electric oven, extraction system, Lincat warming cupboard, stainless steel single drainer sink, wash hand basin. **Adjoining Pantry** with fitted high and low level units, space for additional appliances, 1 fridge, 1 fridge / freezer. **Walk-in Cellar Storage.**

Utility Area with 2 stainless steel single drainer sink units, 2 dishwashers, plumbing for washing machine, boiler housing with airing cupboard and door to central court yard area (part covered).

Laundry Room with washing machine, ironing press, 2 free-standing shelving units and work bench.

FIRST FLOOR

BEDROOM 1

A rear aspect double bedroom with patio doors to private garden area, carpet, radiator heating, built in wardrobe, **En-Suite Shower Room** with electric shower cubicle, low level w.c. and wash hand basin

BEDROOM 2

A rear aspect twin or super king bedroom, carpet, radiator heating, built in wardrobe, **En-Suite Shower Room** with electric shower, wash hand basin, low level w.c.

BEDROOM 3

A front aspect double bedroom with private balcony, carpet, radiator heating, **En-Suite Shower Room** with double shower cubicle, low level w.c. and wash hand basin

BEDROOM 6

A double bedroom with front aspect and private balcony, carpet, radiator heating, **En-Suite Shower Room** with

double shower cubicle, low level w.c., basin

Landing with carpet, laundry cupboard and airing cupboard

SECOND FLOOR

BEDROOM 7

A twin room with rear aspect, carpet, radiator heating, built in wardrobe, currently not let by our clients, **En-Suite Bathroom** with shower over, low level w.c., wash hand basin

BEDROOM 8

A double room with front aspect, carpet, radiator heating, currently not let by our clients, **En-Suite Bathroom** with shower over, low level w.c., wash hand basin

BEDROOM 4

A double room with rear garden aspect, built in wardrobe, carpet, radiator heating, **En-Suite Bathroom** with shower over, low level w.c., wash hand basin

BEDROOM 5

A twin or super king room with far reaching front aspect, carpet, radiator heating, **En-Suite Bathroom** with shower over, low level w.c., wash hand basin

Landing with Velux window, carpet, laundry cupboard and water tank

PRIVATE ACCOMMODATION

Self contained accommodation arranged over ground and first floors.

Private front door leading to Hallway and :-

LOUNGE

Feature Victorian style fireplace, square bay window, picture rail, radiator heating, front garden aspect

It should be noted that the Guest Lounge adjoins the owners lounge and could be incorporated as further living space or an additional owners or letting bedroom.

FIRST FLOOR

BEDROOM

A double aspect room with patio doors to rear garden. **Shower Room** having double shower cubicle, low level w.c. and wash hand basin

Landing with cupboard and water tank

OUTSIDE

To the front of the property is an attractive and mature garden with a established flowers, shrubs, a lawned area and a paved terrace above. To the rear of the property is a private car park with parking for 8 vehicles and the proprietors terraced garden with lawned area and flower beds. A pathway along the side the property provides pedestrian access to the car park.



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

email : sales@jd-commercial.co.uk

