



**WELL APPOINTED 10 LETTING BEDROOM GUEST
ACCOMMODATION WITH COASTAL AND COUNTRYSIDE
VIEWS AND OUTSIDE SWIMMING POOL**

KNOWN AS

**POPLARS, WOODLANDS,
COMBE MARTIN, NORTH DEVON, EX34 0AR**

Sale By Private Treaty Subject to Contract

- 10 en-suite letting bedrooms, many with countryside and / or coastal views*
- Currently operating as B&B but scope for hotel / restaurant trade*
 - Lounge bar, guests lounge, dining room, games room*
 - On site car parking*
- On main arterial road leading to village centre, beach and bay*
 - Terraced gardens with swimming pool and balcony*
- Footpath access to South West Coastal Path and village beach*
 - Same ownership for past 23 years*

PRICE: Offers invited in the region of £695,000 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

Comprising of a substantial three storey property, plus loft conversion, the property has a pitched slate roof and a latter two storey extension to the side. Having been well maintained by the current owner the property offers 10 well appointed en-suite letting bedrooms, many with countryside and coastal views. There are also plenty of guest areas including lounge bar, dining room, games room and guests lounge. Our client currently uses a ground floor bedroom for her own accommodation although there is considerable scope to convert the top floor to create an owners apartment or holiday accommodation, which would also include a roof top garden area benefitting from far reaching views. It is thought this work could be undertaken quite cost effectively. To the rear of the property are terraced gardens as well as an outside swimming pool and to the side there is private car parking.

THE BUSINESS

Having been in the same ownership for the past 23 years our clients have previously offered a full hotel service, in more recent years are clients have solely undertaken Bed and Breakfast March - October. The business is operated to suit our sole proprietor client with no staff employed. Trade is derived from a wide variety of sources including returning customers, holiday makers, customers visiting relatives in the local area and walkers given it 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*)

Storm porch with entrance door leading hallway with reception desk

RESIDENTS LOUNGE / BAR

33`8 x 13`4 (10.25m x 4.05m) Beamed ceiling, exposed feature stonework, open fire with stonework surround, radiator heating, carpet, bar servery with chiller fridge, till, rear view overlooking pool and gardens

BREAKFAST ROOM

31`9 x 12`11 (9.70m x 3.95m) Covers for 24, carpet, radiator heating, fireplace with wrought iron surround, dado rail

POOL ROOM

Pool table, carpet, radiator heating

GUESTS LOUNGE

Rear view over pool, gardens and countryside, carpet, radiator heating

TOILET

STOREROOM

KITCHEN

Extractor system, 7 burner gas oven, 2 x microwaves, dishwasher, 2 x stainless steel single drainer sink units, stainless steel wash hand basin, vinyl flooring, stainless steel wash hand basin, eye and base units, worktops, down lighting

UTILITY ROOM

1 x washing machine, 1 x tumble dryer, 2 x freezers, 1 x fridge

Side hallway with separate entrance from car park

OWNERS BEDROOM

Garden view, radiator heating, 3 piece en-suite shower room

FIRST FLOOR

Hallway with carpet and linen cupboard

BEDROOM 1

Double bedroom, radiator heating, balcony with countryside and coastal views, **en-suite 3 piece shower room**

BEDROOM 2

Double bedroom, radiator heating, balcony with countryside and coastal views, **en-suite 3 piece shower room**

BEDROOM 3

Double bedroom, radiator heating, **en-suite 3 piece**

shower room

BEDROOM 4

Previously utilised as a single room, currently used as office, radiator heating, **en-suite 3 piece shower room**

BEDROOM 5

Double bedroom, feature fireplace, radiator heating, **en-suite 3 piece bathroom**

BEDROOM 6

Double bedroom, radiator heating, balcony with countryside and coastal views, **en-suite 3 piece shower room**

SECOND FLOOR

Landing with carpet, linen cupboard

BEDROOM 7

Twin bedroom, radiator heating, coastal views, **en-suite 3 piece shower room**

BEDROOM 8

Double bedroom, radiator heating, **en-suite 3 piece shower room**

BEDROOM 9

Double bedroom, radiator heating, **en-suite 3 piece bathroom**

BEDROOM 10

Double bedroom, radiator heating, coastal views, **en-suite 3 piece shower room**

Access to roof top garden and seating area with countryside and coastal views

THIRD FLOOR

Suitable for configuration as further owners / holiday accommodation

POTENTIAL BEDROOM

Double bedroom, radiator heating with side balcony

TOILET

POTENTIAL KITCHEN

Radiator heating

POTENTIAL BEDROOM / LOUNGE

Double bedroom, radiator heating, Velux window, 3 piece en-suite shower room

OUTSIDE

There is a private car parking area at the side of the property. To the rear of the property is a terraced garden with many established plants, shrubs and trees and an outside swimming pool with patio surround and seating 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.
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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
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