



FOR SALE BY PRIVATE TREATY SUBJECT TO CONTRACT

Private Hotel with stunning coastal views over Woolacombe Bay and beyond to Lundy Island

Outstanding opportunity to purchase one of the original large properties that offers one of the best south west facing views yet with a high degree of privacy

KNOWN AS

LUNDY HOUSE HOTEL

Chapel Hill, Mortehoe, Woolacombe, North Devon EX34 7DZ

PRICE

Offers invited in excess of £3,450,000 for the Freehold interest to include all trade fixtures, fittings and equipment and the goodwill of the business

- High quality hotel rooms with far reaching coastal views
- Views from the majority of the 9 en-suite letting suites, a number with balconies
- Ground floor lounge bar and breakfast room with feature bay windows
- 3 bedroomed holiday apartment on the top floor with open plan lounge/kitchen/diner and French doors to balcony
- Owner's detached 2 bedroomed dwelling with grounds, with glazed frontage to maximise views
- Gardens with coastal views and reengineering car parking to provide 10 spaces
- For sale after 24 years of ownership
- Suitable as hotel, holiday rental, grand second home, domestic dwelling or conversion to apartments subject to PP

LOCATION

Woolacombe is well known as a very popular destination for family holidays, thanks to its long sandy beach (consistently recognised by bodies such as TripAdvisor as one of the best in the UK), good surf, range of family amusements, and natural beauty. Though this large village's resident population is small at around 1,000, a very healthy year-round tourist trade helps support a range of businesses including independent shops, cafes, pubs and restaurants, and Woolacombe continues to attract large amounts of investment. North Devon's commercial centre of Barnstaple is just 12 miles away, and the notable towns and villages of Ilfracombe (5 miles) and Croyde (4 miles) are also nearby. A bus service runs from Woolacombe to Barnstaple, Ilfracombe, Combe Martin and Morteheo.

The property itself is situated in a quieter area between Woolacombe and Morteheo with both village centres a short walk away.

THE PROPERTY & CONSTRUCTION

Located in an elevated position, on the 'sea side' of the road, Lundy House Hotel enjoys panoramic views across Woolacombe Bay, Morte Point the Atlantic Ocean and beyond to Lundy Island. As well as the impressive views the property has three important facets being car parking for approximately 10 vehicles, gardens and a detached owners dwelling within the grounds. The car parking was reengineered and extended in 2017 at considerable cost and now provides ample parking for the hotel. From the car park there are gardens and grounds that extend down towards the former Coastal Footpath and within these grounds is the owners 2 bedroomed dwelling with feature glazing to the front to take advantage of the views.

The hotel itself consists of 9 en-suite bedrooms (all named after locations on Lundy Island) on first and second floors, 8 utilised as letting suites with 1 currently used for live in staff. All of the suites are fitted to a high standard, many of which have sea views, bay windows and balconies. The third floor was converted in 2003, from owner's accommodation to a holiday apartment which consists of 3 bedrooms and a feature lounge/kitchen/diner with 2 sets of French doors leading to a large balcony seating area. At ground floor level are two bright and spacious reception rooms, each with a feature bay window, these rooms are currently utilised as a lounge bar and breakfast room. Additional ground floor rooms include kitchen, reception and dry store. As guests pull onto the car park their experience starts with panoramic views of Woolacombe Bay with the reception entrance leading from the car park.

The property itself is one of very few private Hotels left in the area, and the last one the 'sea side' of the main road through the villages of Woolacombe and Morthoe. It is thought the property will appeal to those wishing to offer a truly boutique hotel experience, a grand holiday let/second home or possibly a statement dwelling/residence, subject to PP.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest. It should be noted that the owners dwelling is current subject to a 106 Agreement that it is utilised as owners accommodation for the hotel.

THE BUSINESS

Having been in the same husband and wife ownership for the past 24 years, the business operates as a quality Bed & Breakfast with our clients generally running a 6/7 month season through choice. Last year a turnover of £125,000 was achieved with very little marketing undertaken and it is thought this could easily be increased by listing the property on the likes of Booking.com etc. Although owned by a husband and wife partnership, both have other business/employment interest and as such they have a live-in staff member at present.

THE STOCK

Any current stock to be purchased at valuation upon completion.

LICENCE

The property is sold with the benefit of a Premises Licence.

THE INVENTORY

The property is sold with a detailed 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)

GROUND FLOOR

Storm porch entrance leading to main hallway and reception. Reception desk with under lighting.

LOUNGE BAR

33' 8 to bay x 14' 1 (10.25m x 4.30m) Bay window overlooking Atlantic Ocean, carpet, gas fire within wood surround with tiled hearth, ceiling coving and picture rail, radiator heating, return bar servery with double drink chiller fridge, optics shelving and down lighters.

BREAKFAST ROOM

20' 8 to bay x 13' 10 (6.30m x 4.20m) Bay window, vinyl wood effect flooring, ceiling coving, radiator heating, table and chair covers for 18.

KITCHEN

Eye and base units, worktops, wash hand basin, dishwasher, extraction system, 6 burner gas oven, double grill, non slip flooring, double sink unit, fridge, freezer, stainless steel preparation benches, coffee machine, boiler cupboard.

PANTRY

2x fridges, 2x freezers, shelving, 2x microwaves. Front road side entrance, mid level.

TOILET

Low level w.c., wash hand basin.

LAUNDRY ROOM

Washing machine, tumble dryer.

FIRST FLOOR

Landing with carpet, radiator heating, store cupboard.

MARISCO

21' 6 x 15' 3 (6.55m x 4.65m) Super king double, Juliette balcony, sea views, bay window, radiator heating, ceiling coving, 3 piece en-suite triple shower room.

TIBBETS

21' 5 x 15' 0 (6.50m x 4.55m) Family room with king double, single and roll out single, bay window, sea views, Juliette balcony, ceiling coving, up lighters, 4 piece en-suite bathroom with double shower unit.

RAT ISLAND

16' 3 x 14' 0 (4.95m x 4.25m) King double and single bed, side coastal view, carpet, radiator heating, 3 piece en-suite bathroom with shower over.

SECOND FLOOR

Mid level landing with office having wardrobes, radiator heating.

Landing with carpet.

HANMERS

15' 6 x 11' 5 (4.70m x 3.45m) King double, carpet, radiator heating, 3 piece en-suite double shower room.

PONDSBURY

16' 0 x 10' 0 (4.85m x 3.05m) King double, carpet, radiator heating sea views, balcony with table and chair seating, 3 piece en-suite double shower room.

MILLCOMBE

12' 9 x 9' 0 (3.90m x 2.75m) Double, carpet, radiator heating, sea views, 3 piece en-suite double shower room.

THIRD FLOOR

Landing with carpet.

BEDROOM 1

14' 10 x 12' 10 (4.50m x 3.90m) Double, carpet, wardrobe, radiator heating.

BEDROOM 2

13' 9 x 11' 7 (4.20m x 3.53m) Twin, carpet, radiator heating.

MAIN BEDROOM

13' 1 x 11' 8 (4.00m x 3.55m) Double, carpet, radiator heating, Velux window, sea views, double glazed door to balcony.

OUTSIDE

To front of the property are two parking spaces with the majority of car parking accessed via a side driveway. This car parking area was reengineered and extended in 2018 to now provide 8 spaces. Beyond the car park are garden areas, predominately laid to lawn and with a number of seating areas to take advantage of the coastal surrounds. Within these gardens is the owners dwelling.

OWNER DWELLING

With cedar shingle roof, rendered elevations to circa 10' and cedar cladding above.

GROUND FLOOR

LOUNGE

24' 0 x 12' 3 (7.30m x 3.75m) Laminate flooring, glazed front elevation to take advantage of coastal views, multi-fuel burner, French doors to decked balcony, 16 Velux windows providing much natural light.

STAFF ACCOMMODATION

Formerly a family room, 3 piece bathroom with shower over.

PUNCHBOWL

14' 6 x 12' 6 (4.40m x 3.80m) Super king double, carpet, radiator heating, sea views, balcony with table and chair seating, 3 piece en-suite corner shower room.

BEN'S CHAIR

Super king double, carpet, radiator heating, side coastal sea views, wash hand basin, 2 piece en-suite double shower room.

MONTAGU STEPS - HOLIDAY APARTMENT

Hallway entrance with carpet, radiator heating and stairs leading to

OPEN PLAN LIVING AREA

24' 1 x 18' 5 (13.25m x 5.60m) Exposed roof beams, kitchen area with base units, worktops, electric oven, tiled splash back, fridge/freezer, stainless steel single drainer sink, dining table, French doors, lounge area with sofa seating and French doors. Both the kitchen area and lounge area French doors lead to a joined balcony with panoramic views.

SHOWER ROOM

Double shower, low level w.c., wash hand basin.

BEDROOM 1

20' 1 x 13' 10 (6.10m x 4.20m) Laminate floor, French doors to balcony, fitted wardrobes.

MEZZANINE LOUNGE/OFFICE

BEDROOM 2

14' 7 x 13' 10 (4.45m x 4.20m) Carpet, fitted wardrobe.

COMMERCIAL FUNDING

Having been in the trade for many years we have established good connections in the finance sector. Our association with these Banks and Commercial Brokers mean that we are able to offer you introductions to competitive finance packages, for a new purchase or refinance purposes alike. Whether it is initial advice on your likely purchase level or if you are at the point of making an offer, you will often be able to achieve preferential rates, possibly saving you thousands of pounds. Please call for more information.

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 joint sole selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW

Tel: (01237) 424053 / 07868 846357

Email: sales@jd-commercial.co.uk











