



**6 BEDROOM GUEST HOUSE, WITH CAR PARKING, IN POPULAR
LOCATION CLOSE TO THE FAMOUS VALLEY OF ROCKS
TOURIST DESTINATION**

KNOWN AS

**THE DENES GUESTHOUSE, 15 LONGMEAD,
LYNTON, NORTH DEVON, EX35 6DQ**

For Sale By Private Treaty Subject to Contract

- Located within popular Exmoor village, short level walk from Village centre***
- 5 refurbished en-suite letting bedrooms and new kitchen within past 4 years***
 - Front and rear gardens, private gravelled car parking***
 - Operated 9 months per year through owners choice on B&B basis only***
- Ideal husband and wife / partnership lifestyle change business with no staffing required***

PRICE: Offers are invited in the region of £439,950 Freehold to include trade fixtures, fittings and equipment, goodwill of the business plus SAV

LOCATION

These quiet, unique towns – Lynmouth on the harbour at the bottom of the cliff and Lynton overlooking at the top – are set in a stunning coastal location on the edge of Exmoor National Park. Linked by the historic Lynton and Lynmouth Cliff Railway, the towns attract a steady stream of visitors all year round. Lynton and Lynmouth and the wider rural area also have a settled, self-reliant, living and working community that supports the development and growth of the local economy and makes use of the local shops, cafes, services and restaurants. Road and bus services connect Lynton and Lynmouth to nearby Porlock (12 miles), Combe Martin (13 miles), Ilfracombe (19 miles) and Barnstaple (18 miles).

THE SITUATION

The property is located within part of the village known as Longmead, which is situated between the village centre and the famous Valley of Rocks. Longmead connects to Lee Road which is the main arterial road through the village, where there are a host of facilities and amenities within the immediate vicinity including restaurants, bars, tea rooms, shops and the famous funicular railway.

THE PROPERTY AND CONSTRUCTION

Being an end of terrace three storey Edwardian property under a pitched slate roof with predominantly rendered elevations. To the front and rear of the property are walled garden areas with private car parking for 4 / 5 vehicles. Many period features can be found in the property including quarry tiled floors, stained glass windows, exposed beams and original fireplaces and

surrounds. The ground floor provides guests lounge, breakfast room, kitchen and conservatory entrance with dual front and rear entrance. The first and second floors provide 6 bedrooms, 5 x en-suite (utilised as letting rooms) and 1 x private facilities (utilised as owners bedroom). During the past 5 years a number of improvements and works have been undertaken including the refurbishment of the letting bedrooms including new bedroom furniture, remodelling and installation of a new kitchen as well as the externally with the re-rendering of the property. There are also 2 wi-fi connections, one for guests use and one for owners use as well as USB charging point and smart TV's in a number of the rooms.

THE PROPOSAL

Our clients are invited offers for the Freehold interest.

THE BUSINESS

Our clients have operated the business for nearly 5 years. The property is for sale due to pending retirement. Turnover from 2017 to 2018 was £63,000. The current trading period could be extended. Included within the sale is the businesses website www.thedenes.com, which is also linked to an on line booking system. Successful Twitter, Instagram, and Facebook accounts could be made available within the aforementioned SM rules.

THE STOCK

Any current stock to be purchased at valuation upon completion.

THE INVENTORY

The property is sold with the benefit of a full 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 in brief (*comprises*)

GROUND FLOOR

ENTRANCE/ CONSERVATORY PORCH

This provides access to both front and rear and provides storage for walking boots, coats etc. From here the main half glazed entrance front door to the property opens on to;

INNER ENTRANCE VESTIBULE:

Original quarry tiled flooring, radiator heating, wall mounted outside lights control, stained glass panel and door way to the inner hallway .

CLOAKROOM

Matching tiled flooring to the vestibule, high level flush WC, wash hand basin, radiator heating

INNER HALLWAY

Doors to lounge, breakfast room and kitchen, open reception with storage above and below

RESIDENTS LOUNGE

14`0 x 14`0 (4.25 m x 4.25 m) Casement windows to front elevation and feature curved seating. One of the main features of this room is the original brass featured fireplace with inset ceramic surround and decorative styled Inglenook area over, radiator heating

BREAKFAST ROOM

14`3 x 14`0 (4.35 m x 4.25 m) Casement bow shaped window to front elevation with window seats, original cast iron fire insert with ceramic surround and hardwood mantle, table and chair covers for 12, 2 x radiator heating

KITCHEN

Remodelled and installed in 2015, eye and base and wall units, tiled splash back, rolled edged work surfaces over, preparation worktop with base units, 5 hob induction oven, fridge, freezer, microwave, drinks chiller, radiator heating, 1.5 bowl stainless steel sink unit, stainless steel wash hand basin, dishwasher, water heater, adjoining **utility room** with washing machine, tumble dryer, boiler, eye and base units, worktop

FIRST FLOOR

Landing with sash casement window to rear elevation and radiator heating

BEDROOM 1

11`8 x 10`3 (3.55 m x 3.10 m) Currently utilised as owners private bedroom, double room, wrought iron

feature fireplace, radiator heating, casement window, storage cupboard to rear. This room has the benefit of private facilities on the opposite side of the landing which consist of a separate cloakroom with low level WC and an additional separate bathroom that has a panelled bath with shower over and a wash hand basin

BEDROOM 2

14`0 x 14`0 (4.25 m x 4.25 m) Double / Twin / Family room, double aspect with casement windows to both front and side elevation, wrought iron and tiled fireplace, radiator heating, **en-suite shower room** with low level w.c, wash hand basin, tiled shower cubicle, radiator heating

BEDROOM 3

14`0 x 13`0 (4.25 m x 3.95 m) Double room, feature wallpaper, casement window, original wrought iron fireplace with tiled surround, radiator heating, **en-suite shower room** with low level w.c, wash hand basin, shower cubicle, radiator heating

SECOND FLOOR

Landing with hatch access to loft space (part boarded) and storage cupboard off

BEDROOM 4

11`9 x 8`0 (3.60 m x 2.45 m) Double room, radiator heating, exposed beams, casement windows, built-in wardrobe, wrought iron fireplace, **en-suite shower room (replaced in 2018)** with low profile double shower tray and screen, low level w.c, wash hand basin

BEDROOM 5

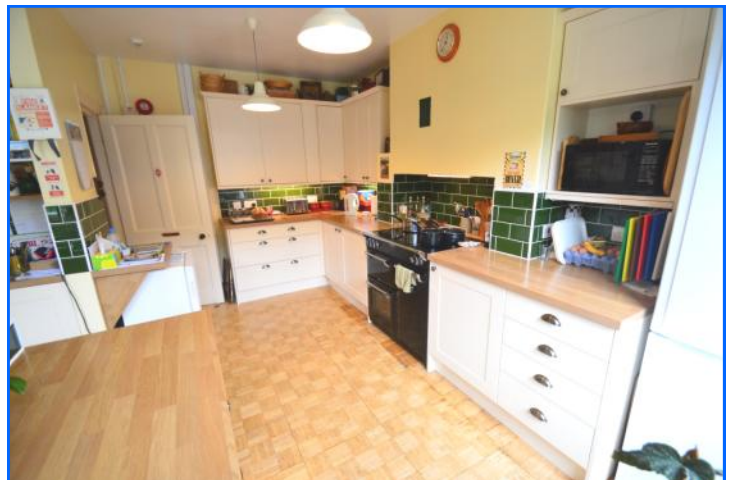
13`0 x 10`0 (3.95 m x 3.05 m) Double room, casement window, radiator heating, **en-suite shower room** with corner shower, wash hand basin, low level w.c.

BEDROOM 6

15`0 x 10`0 (4.55 m x 3.05 m) Double / Twin / Family room, double aspect room with casement windows to both front and side elevation, radiator heating, exposed beam, wrought iron original fireplace, **en-suite bathroom** with low level w.c, wash hand basin, bath with shower over, radiator heating, Velux window

OUTSIDE

To the front of the property there is a small well maintained wall enclosed front garden, area of lawn with flowering and shrub borders, pea shingle pathways. The rear of the property has another wall enclosed garden immediately abutting the back of the property with area of lawn, fish pond with rockery around and small raised decked seating area. A hardwood entrance gate gives access to the parking for approximately 4/5 vehicles. There are 2 brick built shed storage areas both of which are currently used for storage.



IMPORTANT NOTICE

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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.
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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

