



**RIVERSIDE B&B WITH VIEWS OVER THE RIVER
LYN FROM ALL LETTING AND RECEPTION ROOMS**

KNOWN AS

**RIVER LYN VIEW B&B, 26 WATERSMEET ROAD,
LYNMOUTH, NORTH DEVON, EX35 6EP**

For Sale By Private Treaty Subject to Contract

- Direct views over River Lyn*
- 5/6 bedrooms, 5 en-suite, lounge, kitchen and dining / breakfast room*
- Car parking for 3 vehicles*
- Terraced rear gardens overlooking Lynmouth village, harbour and Lynmouth Bay*
- Attic rooms suitable for conversion to further accommodation, subject to PP*
- Suitable for B&B, holiday letting or residential dwelling, subject to PP*

PRICE: Offers are invited in the region of £314,950 Freehold to include trade fixtures, fittings and equipment

LOCATION

These quite 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. 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

Watersmeet Road is the main arterial road leading up to the steeped wooded valley to Watersmeet. The property is located close to Lynmouth's main car / coach park and is therefore a short walk from the village centre.

THE PROPERTY AND CONSTRUCTION

Having originally been three cottages the property is of three storey construction under a

pitched slate roof with rendered elevations to the front and rear. At present the property is configured as a 5 bedroomed (all en-suite) B&B with lounge, kitchen and dining / breakfast room. Each of the bedrooms and reception rooms face the River Lyn and enjoy the views and sounds of this famous river. There are further spaces by way of 2 attic rooms which it is thought could be utilised as further private accommodation if desired, subject to PP. To the rear of the property is a garden area which leads from the property up the hill and to a plateau at the top where views over Lynmouth village, harbour and Bay can be enjoyed. Unusually for Lynmouth the property does have the benefit of 3 private car parking spaces on a small parcel of land located opposite the property. Although a B&B at present, new owners may wish to use the property as a single dwelling which could be achieved subject to PP.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest. It should be noted that there is Japanese Knotweed present in part of the rear garden which has been routinely sprayed by the Local Authority.

THE BUSINESS

Having been in our clients ownership for approximately 25 years, it was last operated as a B&B in 2015 due to ill health. It is thought new owners may wish to re-establish a Bed and Breakfast trade or offer the whole property as a holiday let.

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 :-

DINING / BREAKFAST ROOM

Beamed ceiling, double glazing, views over River Lyn, carpet, radiator heating

KITCHEN

Tiled walls and floor, separate entrance from front, 4 hob electric oven, boiler, stainless steel single drainer sink, stainless steel wash hand basin, eye and base units, worktops, view over River Lyn, rear staircase with flagstone steps

FIRST FLOOR

Landing with carpet, cupboard with water tank, toilet with low level w.c. and wash hand basin, door access to rear garden steps, former bathroom now store room

BEDROOM 2

16`10 x 9`7 (5.15m x 2.90m) Double / twin, radiator heating, carpet, double glazing, dual aspect, views over River Lyn, 3 piece en-suite shower room

BEDROOM 5

15`7 x 10`4 (4.75m x 3.15m) Double / twin,

radiator heating, carpet, double glazing, views over River Lyn, 3 piece en-suite shower room

LOUNGE / POTENTIAL BEDROOM

12`3 x 10`5 (3.75m x 3.15m) Carpet, double glazing, dual aspect, views over River Lyn

SECOND FLOOR

Accessed from 3 different staircases and 2 x cleaning cupboards

BEDROOM 1

11`1 x 10`10 (3.35m x 3.30m) Double / twin, radiator heating, carpet, double glazing, views over River Lyn, 3 piece en-suite bathroom

BEDROOM 3

11`1 x 10`11 (3.35m x 3.30m) Double / twin, radiator heating, carpet, double glazing, views over River Lyn, 3 piece en-suite shower room

BEDROOM 4

11`8 x 11`3 (3.55m x 3.40m) Double / twin, radiator heating, carpet, double glazing, views over River Lyn, 3 piece en-suite shower room

ATTIC ROOMS

ATTIC ROOM 1

23`1 x 12`2 (7.05m x 3.70m) under eaves storage

ATTIC ROOM 2

11`10 x 10`9 (3.60m x 3.25m) under eaves storage

OUTSIDE

To the rear of the property is a terraced garden area leading up the hill. At the top is a plateau with an area to sit and enjoy views over the village, Lynmouth harbour and Bay. Opposite the property is a small parcel of land with parking for 3 vehicles as well as an additional small garden 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
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