EXMOOR MANOR GUEST HOUSE, BARBROOK, LYNTON EX35 6LD

£695,000 Guide Price

Miller Commercial

Chartered Surveyors and Business Property Specialists

SUMMARY:

- HISTORIC PROPERTY WITH LETTING ROOMS (7)
- NEAR LYNTON, LYNMOUTH & EXMOOR PARK
- SUBSTANTIAL REFURBISHMENT AND INVESTMENT
- 2 BEDROOM OWNERS ACCOMMODATION
- GENUINE RETIREMENT SALE
- ADVISED NET PROFIT C.£55,000 PA
- EPC:C57

LOCATION:

The business is situated in an elevated position above the village of Barbrook, a few miles from Lynton and Lynmouth in North Devon. The area is extremely popular with holiday makers, who come to explore the pretty villages, stunning coastline and surfing beaches at Croyde and Wollacoombe.

Also, Barbrook is on the the edge of Exmoor National Park, making this business popular with walkers.

PROPERTY;

The Manor House has two entrances, through the reception/dining room and it's own original front door and comprises 7 (6 currently let) large and well appointed and refurbished letting rooms, along with the spacious second floor 2 bedroom owners apartment.

To the front are mature gardens, principally comprising a lawned area, which many of the rooms overlook.

BUSINESS:

We understand the business has traded for over 30 years, has been in our clients tenure since February 2015 during which time they have undertaken a significant amount of investment to build the business.

Our clients are wishing to dispose of the Guest House which we understand has a turnover of c. £75,000 to £80,000 pa turnover, with an advised net profit of c. £55,000 pa, making this an ideal lifestyle business.

Further information regarding our clients business can be seen at www.exmoormanor.co.uk

SCHEDULE OF ACCOMMODATION:

All areas and dimensions are approximate.

EXMOOR MANOR HOTEL RECEPTION / DINING ROOM

11.43m x 5.47m : Doors and windows to front, overlooking the gardens. Stairs to first floor accommodation. Built in reception desk, tables and chairs for breakfast.

Utility Room and Kitchen (to be fitted prior to Completion).

LETTING ROOMS

Accessed internally via the Reception or via it's own front door, with a large entrance hall. All rooms are en-suite and have Colour TV's, tea and coffee making facilities and a fridge.

ROOM 4 Double / Family : Two windows to the front elevation. En-suite shower.

INNER HALLWAY Boiler room

ROOM 3 Double : Window to rear elevation. En-suite shower. NB - currently not let.

ROOM 2 Double : French doors to the garden. En-suite bath with shower.

ROOM 1 Superior : Window to front elevation. Bathroom with freestanding roll top bath and separate shower.

FIRST FLOOR LETTING

ROOM 7 Double / Family : Window to front elevation. En-suite shower.

ROOM 6 Double : Window to side elevation. Built in wardrobe. En-suite shower.

ROOM 5 Double : Window to front. En-suite bath and shower

OWNERS ACCOMMODATION

ENTRANCE HALL / STUDY 6.34m x 3.21m

LOUNGE / DINING 5.3m x 5.10m : An impressive room with a vaulted ceiling, window to the front elevation. French doors leading onto private patio. Ample space for a dining table and settee etc.

KITCHEN 3.04m x 2.94m :Two windows to the rear elevation. Electric hob and matching base and wall units.

BATHROOM / SHOWER Window to the rear elevation, bath and shower, low level wc and wash hand basin.

BEDROOM 1 3.62m x 3.32m :Two windows to the rear elevation, built in wardrobe.

BEDROOM 2 3.40m x 2.98m : Window to the front elevation.

OUTSIDE:

Lawn garden to the front and ample car parking.
Rear service area.

GENERAL INFORMATION:

LOCAL AUTHORITY

North Devon District Council North Walk Barnstaple Devon EX31 1EA Tel: 01271 327711

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C57..

INVENTORY:

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

METHOD OF SALE:

Transfer of Going Concern as an Asset Sale.

BUSINESS RATES

We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search. Current Rateable Value (April 2026) is £6,200.

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers: Western Power: 0845 601 2989 South West Water: 0800 169 1144 Transco: 0800 111 999

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

FINANCE:

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

Graham Timmins on 01872 247019 / 07900 604078 or via email gt@miller-commercial.co.uk

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