

Freehold

16C Hotel & Country Inn set in
Extensive Grounds

- 14 letting bedrooms & 4 bed staff quarters
- 3-bedroom flat & a 2-bedroom flat
- Lounge, bar, snug, old chapel & dining room
- Two car parks, rear garden & riverside terrace seating
- Set in C. 4 acres, potential for camping / outdoor pursuits
- Plethora of storage inc barn / workshop
- Same family ownership since 2006
- Biomass boiler, private water supply & solar
- Healthy turnover & profits
- Huge amount of freehold property

Freehold Price: **£950,000 Guide Price**



The Staghunters Inn

The Staghunters Inn, Lynton, EX35 6PS

Ref: CD-20103

Summary

The Staghunters Inn & Country Hotel is idyllically set in Brendon, on the edge of Exmoor, which is the perfect setting to explore the outstanding natural beauty of the magnificent North Devon Coast including Lynton & Lynmouth. The property has been in the same ownership since 2006 and is on the market for the first time since – a wonderful property, full of character with many period features that has benefitted from investment over the years. The property briefly comprises extensive ground floor areas including lounge, bar, snug, old chapel, dining room, 14 letting bedrooms, 3-bedroom flat, 2-bedroom flat, 4 staff bedrooms. Externally the Staghunters is set in approximately 4 acres, utilises two car parks, a laid to lawn rear garden (largely residents) and a front facing terrace beer garden sat idyllically above the East Lyn River.

Location

The business is perfectly positioned to explore the local area including Exmoor National Park, which is renowned for its outdoor pursuits, wildlife, moors and pastureland, not forgetting the wonderful spectacular cliffs along the coastline.

Lynmouth, is twinned with the village of Lynton, which has its own charm bringing visitors back year after year, Lynmouth offers a good range of amenities with complimentary traders whilst the larger town of Ilfracombe and the regional North Devon Capital

Barnstaple offer an even wider range of amenities.

The local area offers excellent walks, riding, shooting (general outdoor pursuits) and more diverse social locations including beaches such as Lee & Woody Bay to the well-known Woolacombe which is just over 30 minutes' drive away. There is just so much to do in North Devon and the popularity of the area is rising at an incredible rate.

The property represents an exceptional opportunity to acquire a traditional, well-maintained 16th Century Inn & Country Hotel, in one of the finest locations in Devon. Interested parties should note that whilst the property has been sensitively maintained, many period features remain including exposed walls, open fireplaces, wood beams and dark wooden furniture.

The Property

Ground floor

Main entranceway, leading to:-

Hotel reception and hall

Snug / lounge, a comfortable area with seating for (10+), central wood burner, rear access and access to...

Old chapel, utilised as a function room accommodating covers for 14+.

Ladies & gentlemen's WC's.

Lounge bar / restaurant, with settles, chairs, stools



and (44+), central wood burner and bar servery, which is well equipped.

Snug, with wooden tables and chairs for (8+).

Residents' restaurant and dining room, facing the rear garden, an open plan room with covers for approx. (40), a flexible space.

Ladies & gentlemen's WC's

Ancillary rooms

Storage rooms

White goods rooms

Commercial kitchen – good in size & well equipped

Laundry room

Dry store

Wine store

Biomass room & pellet store

Garage / workshop (with access to car park)

Accommodation

Letting rooms

1 x ground floor double ensuite

First floor

7 double bedroom ensembles

3 twin ensembles

1 single ensuite

1 family ensuite

1 double with adjacent ensuite

Two storage rooms

All rooms are well appointed with 3 of the rooms having access to a private balcony.

Staff quarters, with private entranceway, 3 single bedrooms and a double bedroom plus bathrooms facilities.

Private accommodation

3-bedroom apartment

2-bedroom manager's flat

External Details

Set in approximately 4 acres, with two car parks, front terrace beer garden overlooking the East Lyn River and a rear, mature largely laid to lawn rear garden that has a plethora of seating, the Staghunters sits in a lovely, unassuming plot with the added benefit of two paddocks. Whilst part of the land is unused, our clients have considered camping / lodges accommodation – subject to the necessary consents.



Tariffs

Starting from £50 pppn, depending on seasonality, length of stay and type of stay, we believe rates could (and should) be much improved.

The business

Purchased by our clients in 2006 and very much a family operation, the Staghunters attracts patrons year round, whilst benefitting from a seasonal boost in the summer months. The business attracts and eclectic mix of customers, looking to enjoy the relaxed environment.

The business has a website - <https://www.staghunters.com/> with further information on tariffs worth noting.

Business Rates

Current valuation as registered on the 2017 rating list is £ 23,000.00

Accounting information

Robust net turnover of circa £450,000, gross profit of (58%) and an adjusted net profit of C. £100,000 for recent accounts. Full accounting information will be available following a viewing.

Services

Mains water and electricity are connected with addition to oil heating and propane gas for cooking. It

is worth noting that the owner's have also installed (at great cost) a Biomass boiler, private water supply and solar, which has reduced the utility cost to a fraction of the expected rate.

Licence

The property has a Premises Licence.

Stock at Valuation

In trade and glassware will be required to be purchased at valuation on the day of completion.

Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent.

Anti Money Laundering Regulations

Under the new Money Laundering regulations <http://www.legislation.gov.uk/ukxi/2017/692/content/s/> made we are required to obtain formal identification for all parties involved in a property transaction. The checks must be completed before terms are issued to solicitors. Your assistance would be appreciated in this regard.

Fire Risk Assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out.



VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Solicitor Costs

Each party to bear their own legal costs incurred in the transaction.

Tenure

Freehold, with vacant possession available on completion.

Agents note

Available by separate negotiation, a large 4-bedroom house set at the end of the car park, with private garden and parking.

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SUBJECT TO CONTRACT

To arrange a viewing please contact:

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