

Freehold

Substantial 10 Bedroom Guest House / Property

- 7 letting suites (3 with sitting rooms)
- Much investment, ready to go - Guide Price of £575,000-£600,000
- Private 3-bedroom apartment
- Well-presented breakfast room & lounge
- Perched in a prominent high street position
- Flexible accommodation as a guest house or self catering
- Enclosed private rear garden
- Balconies with stunning views
- History of successful trading and profits

Freehold Guide Price: **£550,000**



Castle Hill Guest House

Castle Hill Guest House, Castle Hill, Lynton, Devon, EX35 6JA

Ref: CD-10236

Summary

Castle Hill House is a substantial, stone built property perched prominently on the high street of Lynton, with excellent access to the village and car park.

Trading from 7 well-presented ensuite bedrooms, the property has received much investment and refurbishment during our client's tenure and represents a fine example of a property of its type.

The unusually generous 3-bedroom owner's apartment also has access to the rear, secluded garden whilst guest can also enjoy a comfortable lounge and breakfast room. Castle Hill House is a lovely property, well maintained and trades to the VAT levels, by an owner who lives away from the area.

Location

The property 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.

Twinned with the village of Lynmouth, which has its own charm bringing visitors back year after year, the area 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.

Internal Details

Ground floor

Entrance hall, leading to guest lounge, restaurant, kitchen, WC and stairs.

Lounge, facing the front, an open plan room with comfortable seating and a large feature fireplace.

Breakfast / dining room, a lovely room, open plan with side breakfast bar / waitress station, countryside views through numerous windows (one with French doors onto a small balcony) and two fireplaces.

Commercial kitchen, well equipped and good in size.

WC

Lobby, with access to the accommodation

First floor

The accommodation is well presented in a modern and comfortable theme.

Landing with linen cupboard and two further built in cupboards.

Room 1. Double bedroom ensuite, with sitting room, countryside views with balcony



Room 2. Double bedroom ensuite, with sitting room, countryside views with balcony

Room 3. Double bedroom ensuite

Second floor

Room 4. Double bedroom ensuite

Room 5. Double bedroom ensuite

Room 6. Large double bedroom, with access to lobby, sitting room and ensuite

Room 7. Double bedroom ensuite

Lower floor

Owners' accommodation

Not currently utilised by our client's as they live off site however, a generous 3 bed owners accommodation, featuring modern, second kitchen and beautiful wood-burning stove - dramatic national park views - stunning dual-aspect dining space with balcony and original fire places

External Details

To the rear of the property there is a delightful enclosed private garden, well presented and a real sun trap, with a service entrance to the side in addition to a refuse store.

The Business

Castle Hill House is a flexible trading entity, having operated as a successful guest house for many years by our clients and more recently, given their

relocation as self-catering accommodation (in part), which allows our client's to be removed from the property. Having seen much investment and refurbishment, the property is presented in good order and very much ready to trade from the outset. The flexible accommodation means a larger family could occupy the property or, as suited our client's just utilise the 3-bedroom owner's apartment. The business trades from Easter to October albeit, could trade all year round if desired however, trading figures are sufficient to maintain our client's lifestyle.

Castle Hill House has achieved over 500 excellent/very good reviews with 5 stars on Trip adviser & 9.7+ average on booking.com.

The business has a website:

<http://www.castlehillguesthousedevon.co.uk/>

Tariffs, ranging from £95 to £125 albeit flexible.

Self catering entire building £525/night

Business Rates

Current valuation as registered on the 2023 rating list is £7,800.00. (No rates currently payable)

Accounting information

For the year ending 2021, turnover was close to the VAT threshold with adjusted net profits in the region of £50,000. More recently the business has traded in a different guise, but we believe the above accounts are a fair reflection of a business in the area, having sold many similar.



Services

We are advised that all main services, electricity, and water are connected. LPG gas.

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/uksi/2017/592/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, An adequate Fire Risk Assessment has been carried out.

Solicitor Costs

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

Tenure

Freehold with vacant possession, to include fixtures, fittings and goodwill.



To arrange a viewing please contact:

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