



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



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Guide Price £495,000

Located in a highly prominent position between the town's main visitor car park and the High Street with its variety of shops, restaurants and tourist attractions, this imposing and substantial stone built Victorian property would serve a number of uses for an incoming purchaser, from guest house to AirBnB accommodation or other commercial uses, conversion to apartments (STPP). The property has been the subject of considerable expenditure and improvement and is ready for a new owner to develop further.

The twin towns of Lynton and Lynmouth are perched above some of North Devon's most dramatic coastline with some of the highest sea cliffs in the south of England. There is access to the Exmoor National Park which offers a wide variety of world class scenery and many outdoor sporting and leisure opportunities. There are also many renowned tourist attractions, from the famous cliff railway to the Valley of the Rocks, making the area a most attractive proposition for providers of leisure accommodation.

On the ground floor is a grand and imposing entrance hall with doors leading off to the principal reception rooms, the largest of which has most recently been used as a guest breakfast/dining room with deep windows offering a pleasant outlook and filling this high ceiling roomed with light. A bar area has been created within this room also. The second reception room has a cosy feel with a charming fireplace and has been arranged as a guest lounge. There is also a commercial kitchen, fully equipped and ready to use.

On the first floor landing there is a substantial linen cupboard as well as 3 en-suite bedrooms, 2 of which have an additional sitting room with balconies enjoying fine views.

On the second floor are 4 more en-suite bedrooms, 1 of which has an additional sitting room.

The lower ground floor offers a self contained 3 bedroom apartment, ideal for use as owners/managers accommodation and having access to a charming and enclosed courtyard garden.

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Substantial Period Property
Huge Potential For A Variety Of Uses
Formerly An Award Winning B&B / Guest House
Accommodation Arranged Over 4 Floors
7 En-Suite Letting Bedrooms
Fully Fitted Commercial Kitchen
3 Bedroom Owners Apartment
Popular Tourist Destination With Exmoor National Park



LOWER GROUND FLOOR

Owners Apartment

Sitting Room

22' 0" x 20' 8" (6.71m x 6.30m)

Study

10' 10" x 7' 10" (3.30m x 2.39m)

Bedroom

16' 1" x 15' 1" (4.90m x 4.60m)

Bedroom

15' 1" x 9' 2" (4.60m x 2.79m)

Bedroom

12' 10" x 10' 6" (3.91m x 3.20m)

Shower Room

GROUND FLOOR

Entrance Porch

Entrance Hallway

With Stairs to Upper Floors.

Guests Dining Room

31' 2" x 19' 8" (9.50m x 5.99m)

Guests Sitting Room

17' 9" x 13' 5" (5.41m x 4.09m)

Commercial Kitchen

12' 6" x 11' 2" (3.81m x 3.40m) narrowing to 5' 11" x 3' 11" (1.80m x 1.19m)

W/C

4' 5" x 2' 11" (1.35m x 0.89m)

FIRST FLOOR

GUEST ROOM ONE

Sitting Room

15' 1" x 9' 2" (4.60m x 2.79m)

En-Suite Bathroom

Bedroom

15' 1" x 13' 9" (4.60m x 4.19m)

Balcony

GUEST ROOM TWO

Sitting Room

12' 6" x 8' 10" (3.81m x 2.69m)

Bedroom

16' 1" x 10' 10" (4.90m x 3.30m)

En- Suite Bathroom

GUEST ROOM THREE

Bedroom

13' 5" x 12' 6" (4.09m x 3.81m)

En-Suite Bathroom

SECOND FLOOR

GUEST ROOM FOUR

Bedroom

13' 5" x 12' 2" (4.09m x 3.71m)

En-Suite Bathroom

GUEST ROOM FIVE

Bedroom

16' 9" x 9' 6" (5.11m x 2.90m)

En-Suite Shower Room

9' 2" x 5' 11" (2.79m x 1.80m)

GUEST ROOM SIX

Bedroom

15' 9" x 10' 10" (4.80m x 3.30m)

Sitting Room

15' 9" x 12' 2" (4.80m x 3.71m)

Bathroom

GUEST ROOM SEVEN

Bedroom

12' 10" x 12' 2" (3.91m x 3.71m)

En-Suite Shower Room

8' 2" x 5' 7" (2.49m x 1.70m)

Outside

There is an enclosed courtyard garden accessed from the owners apartment.

SERVICES

Services: To be confirmed.

Business Rates: Currently exempt from business rates.

Agents Note: We understand the property currently benefits from approximately £52,000 worth of capital allowances which can be transferred to a buyer. Potential buyers are advised to speak to their accountants to understand how this would benefit them.

EPC Energy Rating: Commercial Rating E.

DIRECTIONS

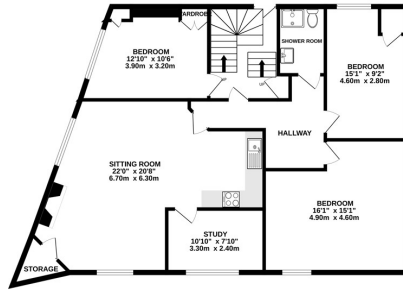
Situated in the centre of Lynton. Please follow SAT Nav EX35 6JA.

Please note! The property does not have parking. Public car parking is available nearby.

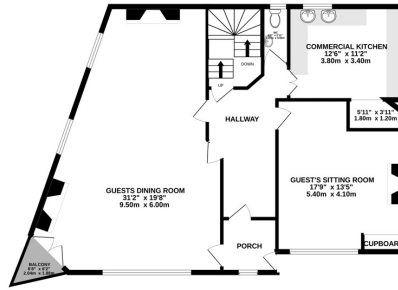
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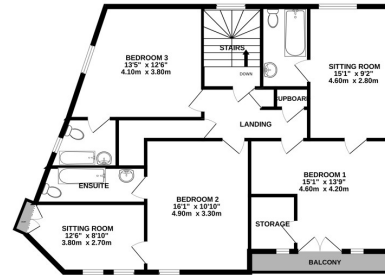
LOWER GROUND FLOOR
1100 sq.ft. (102.2 sq.m.) approx.



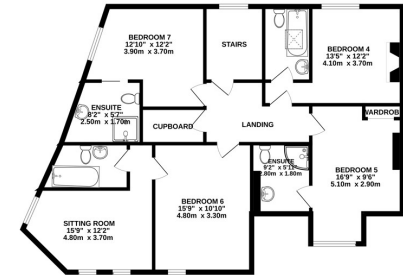
GROUND FLOOR
1060 sq.ft. (98.5 sq.m.) approx.



1ST FLOOR
1047 sq.ft. (97.3 sq.m.) approx.



2ND FLOOR
1051 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA : 4258 sq.ft. (395.6 sq.m.) approx.
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