



29 St James Place, Ilfracombe, Devon, EX34 9BJ

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## 29 St James Place, Ilfracombe, Devon, EX34 9BJ

£550,000

Substantial property situated on a busy thoroughfare leading down from the Town towards the popular Quay area of Ilfracombe. Currently run as a very successful profitable backpackers business. The property is a large end terrace, with large open plan living areas of Lounge, Dining room and further Lounge. Reception area and small Office, large communal stylish Kitchen, two separate W.C's on the ground floor. Access to the rear car parking area and to a large Basement (low eaves) and Store room. There are a total of 13 Bedrooms, sleeping a total potential of 55 residents. The rooms vary in term of size, most provide an En-Suite Shower or Bathroom. The Top Floor has in the past been used as the owners residence, this is a self contained area with its own Kitchen and Bathroom. There is a small outside seating area, car parking for approximately 5-6 cars parked nose to tail. Gas central heating and benefits from a solar water heating.

### The Business

Owned by the current owners for 17 years. Operating as a backpackers Hostel. This is a Family run business open March - December but open at New Year for a repeat booking. Maintained to a good standard and fully compliant for modern day regulations. Bookings are positive with seasonal repeat bookings, from several organisations during the year. The current owners live off site and employ a live in manager to keep on top of things.

Accounts available upon request but would only release upon a viewing of the property. Adjusted net profit is close to £50 000.

Ilfracombe offers many attractions including the award-winning Ilfracombe Aquarium, the unique Tunnels Beaches, fascinating Ilfracombe Museum, Larkstone Leisure Park, Hele Corn Mill and Chambercombe Manor, one of Britain's most haunted houses. If its entertainment you are looking for, you will find numerous events and festivals throughout the year, many based on the quayside at the historic harbour and at the prestigious Landmark Theatre on the seafront. There are many fine and award winning beaches, from secluded coves to the wide stretches of golden sand with crashing surf. For a unique beach experience visit 'The Tunnels' in Ilfracombe, holders of a blue flag and seaside award or Hele Bay to the east of the town also award winners, for good bathing and rock pool exploring. You will find plenty to do in and around Ilfracombe with a terrific range of activities available to suit all tastes including walking, clay pigeon shooting, fishing, horse riding, cycling, surfing, walking, sub-aqua diving or simply exploring.



# 29 St James Place, Ilfracombe, Devon, EX34 9BJ

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Substantial Property  
Seaside Location  
Close to Harbour  
Thirteen Bedrooms  
Successful Hostel Business  
Several Repeat Bookings  
Mostly En-Suite Bathrooms  
Parking  
Gas Central Heating and Solar Power  
Top Floor Self Contained Flat



## Ground Floor

### Front Door into Lobby

Reception area with small Office and serving counter.

### Room One

3.35m x 3.88m (11' 0" x 12' 9")  
Six bunk room - En-suite Shower Room

### Lounge

3.53m x 5.29m (11' 7" x 17' 4")  
Comfy seating area, steps leading onto:

### Dining Area

3.58m x 5.29m (11' 9" x 17' 4")

### Lounge/Computer Area

4.53m x 3.35m (14' 10" x 11' 0")  
Further seating.

### W.C

Separate W.C

### Kitchen

6.23m x 3.88m (20' 5" x 12' 9")

Fully fitted commercial Kitchen with range of shelving and work surfaces, fridge, cooker, central seating area, back door to Parking area.

### W.C

Separate W.C



## First Floor

### Bedroom Two

2.91m x 3.03m (9' 7" x 9' 11")  
Double bed and bunk bed. En-Suite Bathroom.

### Bedroom Three

2.19m x 3.37m (7' 2" x 11' 1")  
Managers Room.

### Bedroom Four

5.28m x 3.37m (17' 4" x 11' 1")  
Eight Bedroom dorm.

### Bedroom Five

4.50m x 3.99m (14' 9" x 13' 1")  
Six Bedroom dorm. En-suite Shower Room.

## Second Floor

### Bedroom Six

3.83m x 4.59m (12' 7" x 15' 1")  
Six Bedroom dorm. En-Suite Bathroom.

### Bedroom Seven

4.47m x 3.34m (14' 8" x 10' 11")  
Five Bedroom dorm. En-Suite shower room.

### Bedroom Eight

4.36m x 3.30m (14' 4" x 10' 10")  
Six Bedroom dorm. En-Suite shower room.

### Bedroom 9

2.83m x 3.94m (9' 3" x 12' 11")  
Double room

## Third Floor - Self contained flat, used previously as owners residence.

### Bedroom 10

4.58m x 3.16m (15' 0" x 10' 4")  
Double bed and set of bunks

### Bedroom 11

4.38m x 3.15m (14' 4" x 10' 4")  
Double bed and set of bunks - sea views

### Bedroom 12

2.28m x 3.03m (7' 6" x 9' 11")

### Bedroom 13

2.96m x 4.04m (9' 9" x 13' 3")  
Double Room

### Shower Room with WC

### Bathroom with Bath and WC

### Kitchen

3.96m x 3.02m (13' 0" x 9' 11")  
Fully fitted modern kitchen, light room with dual aspect

### Outside

Parking area to the rear for 5-6 cars. Outside seating area/smoking area.

### Rear Store

3.86m x 3.00m (12' 8" x 9' 10")  
Low ceilings height.

### Basement

2.68m x 3.69m (8' 10" x 12' 1")  
3.9m x 3.29m (12' 10" x 10' 10")

### Laundry Room

1.75m x 3.88m (5' 9" x 12' 9")  
3 Washing machines, Sola hot water heating system.

### SERVICES

Mains Connected, Gas, Electric and Water.

### DIRECTIONS

Drive into Ullfracombe and down towards the Harbour, go past the Theatre, past Weatherspoons, the property is on the right just after the Church on the right hand side.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	55	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.









