



**HUSBAND AND WIFE OPERATED GUEST HOUSE WITH
PRIVATE OWNERS ACCOMMODATION, CAR PARKING,
GARDENS AND CLOSE TO VILLAGE BEACH**

KNOWN AS

**BLAIR LODGE GUEST HOUSE, MOORY MEADOW,
COMBE MARTIN, NORTH DEVON, EX34 0DG**

Sale By Private Treaty Subject to Contract

- ***Situated close to village beach / bay, on the South West Coastal Footpath and edge of Exmoor and located in an area of Outstanding Natural Beauty***
 - ***9 letting bedrooms, 8 en-suite and 1 bedroom with private facilities***
 - ***Private car parking for 10 cars plus double garage***
 - ***Front and rear gardens***
 - ***2 bedroomed owners accommodation and lounge***
 - ***Profitable husband and wife operated business, operating just 9 / 10 months per year***
 - ***Trip Advisor Certificate of Excellence with many repeat customers***
- ***Suitable for alternative uses such as holiday flats, retirement home etc, subject to planning permission***

PRICE: Offers invited in the region of £595,000 for the Freehold interest to include the goodwill of the business and a trade inventory of fixtures, fittings and equipment plus SAV

LOCATION

Combe Martin has a population in the order of 2,500 and is situated approximately 4 miles to the east of Ilfracombe. Barnstaple, the sub-regional centre of North Devon is situated approximately 14 miles to the south.

THE SITUATION

The property is situated within Moory Meadow just off the main arterial road through the village and is close to the beach and bay of Combe Martin whilst also providing guests with close proximity to the village centre with facilities including Public Houses, shops, restaurants and Post Office. The South West Coastal Footpath also runs adjacent to the property, making it a convenient location for those wishing to explore the local area on foot.

THE PROPERTY AND CONSTRUCTION

The property is of two storey Petersmarland brick construction under a pitched tiled roof with 6 feature bay windows to the front. The commercial parts at ground floor include breakfast / dining room with 2 bay windows as well as a guests lounge, also with bay window. There are 9 first floor letting rooms, 8 of which are en-suite, with the front facing rooms benefitting from sea views. One of the many key attributes of the property is that of the private owners accommodation to the rear of the property which provides two bedrooms, lounge, kitchen and separate dining space for the owners. External space is also a key feature of the property with front and rear gardens, private car parking and an owners garage /

workshop.

THE PROPOSAL

Our clients are inviting offers for the freehold interest.

THE BUSINESS

The business has been operated by our husband and wife clients since 2007, with the only staff member being a part time cleaner as and when required. Operating as a Bed & Breakfast with optional evening meal the business has had a turnover in excess of £100,000 for yearends 2013, 2014 and 2015 with a net profit for the latest yearend being £60,000, with our clients choosing to trade 9 / 10 months of the year. Evening meals offered by our clients which are considered "good homemade cooked food." The business has a website with an on-line booking system and a Trip Advisor Certificate of Excellence with reviews including "A great place for a family holiday", "One of the best" and "Exceptional B&B".

THE STOCK

Any current stock to be included within the sale.

THE INVENTORY

The property is sold with an inventory of trade fixtures, fittings and equipment.

LICENCE

The property is sold with the benefit of a Premises Licence.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

Storm porch entrance with quarry tiled floor leading to:- Main reception hallway with wood flooring, radiator heating, under stairs toilet

BREAKFAST / DINING ROOM

23`2 x 21`0 (7.05m x 6.40m) Two double glazed bay windows, carpet, radiator heating, table and chair covers for circa 20 with space for further covers, spot lit corner bar servery

GUESTS LOUNGE

20`11 x 13`3 (6.40m x 4.05m) Sofa and armchair seating, double glazed bay window, radiator heating, gas fire, games cupboard, TV, DVD player and games console

PRIVATE ACCOMMODATION

OWNERS LOUNGE

15`4 x 8`5 (4.65m x 2.55m) Carpet, radiator heating, double glazing, adjoining **shower room** with tiled floor, corner shower, wash hand basin

OWNERS BEDROOM 1

13`2 x 12`2 (4.00m x 3.70m) Carpet, radiator heating, double glazing

OWNERS BEDROOM 2

11`10 x 7`8 (3.60m x 2.35m) Carpet, radiator heating, double glazing, garden view

KITCHEN

Aga also providing hot water, 6 burner gas and electric oven, dishwasher, 2 x microwaves, bain-marie, single deep fat fryer, washing up sink, prep sink, stainless steel wash hand basin, vinyl flooring, tiled splash back, eye and base units with worktops, rear door, adjoining:-

PREPERATION / DINING AREA

Central island with storage and seating, radiator heating, 3 x fridges, eye and base units with worktops

UTILITY ROOM

Miele roller press, 1 x tumble dryer, 2 x washing machines, 2 x freezers, boiler, stainless steel double drainer sink

FIRST FLOOR

Landing with emergency lighting, fire system, loft access to part boarded loft space, laundry store with airing cupboard and sink unit

BEDROOM 1

14`11 x 10`1 (4.55m x 3.05m) Double, double glazed bay window with sea view, carpet, 3 piece en-suite shower room

BEDROOM 2

9`9 x 9`5 (2.95m x 2.85m) Single, carpet, radiator heating, double glazing, seas view, wash hand basin

PRIVATE BATHROOM FOR BEDROOM 2

4 piece bathroom, radiator heating

BEDROOM 3

13`11 x 11`10 (4.25m x 3.60m) Double, double glazed bay window, sea view, carpet, radiator heating, 3 piece en-suite shower room

BEDROOM 4

13`4 x 9`7 (4.05m x 2.90m) Double, double glazing, carpet, radiator heating, 3 piece en-suite shower room

BEDROOM 5

13`3 x 9`6 (4.05m x 2.90m) Double, double glazing, carpet, radiator heating, 3 piece en-suite shower room

FAMILY SUITE 6

15`3 x 12`8 (4.65m x 3.85m) Double, radiator heating, carpet, double glazing, 3 piece shower room, additional twin bedroom adjoining

BEDROOM 7

11`10 x 10`0 (3.60m x 3.05m) Double, double glazing, carpet, radiator heating, 3 piece en-suite bathroom

BEDROOM 8

14`8 x 9`7 (4.45m x 2.90m) Twin, double glazing, carpet, radiator heating, 3 piece en-suite shower room

BEDROOM 9

18`7 x 8`11 (5.65m x 2.70m) Twin, double glazed bay window, sea view, carpet, radiator heating, 3 piece en-suite shower room

OUTSIDE

To the front of the property is a garden area predominantly laid to lawn as well as an important attribute to the property namely a private car park providing space for circa 8 / 9 vehicles as well as an owners garage / workshop and an apple orchard. To the rear of the property is further garden space, again predominantly laid to lawn with shed, pond and a dry store / pantry.



IMPORTANT NOTICE

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PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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