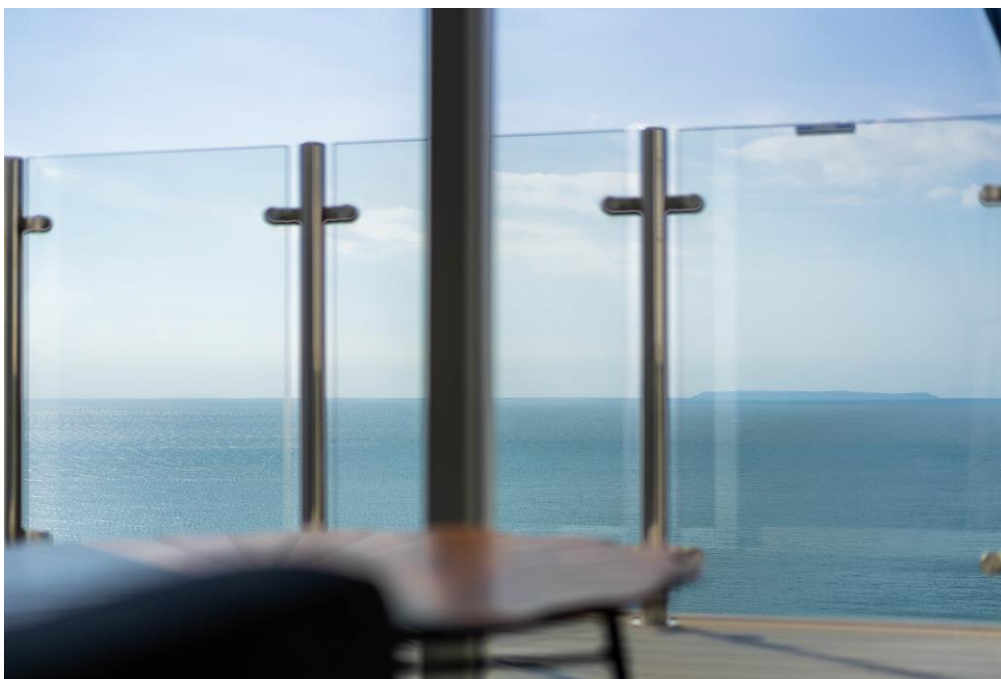




Lundy House Hotel
Nr Woolacombe

£3.45m

**Morris
and Bott.**
exclusive



- **Exciting Lifestyle Opportunity**
- **Stunning Sea Views**
- **3 Bedroom Penthouse**
- **Unrivalled Position**
- **Ample Off-Road Parking**
- **Breath-taking Coastal Vista**
- **9 Bedroom Hotel**
- **2 Bedroom Owners Accommodation**
- **Tremendous Potential, Sub P.P**
- **Viewing Highly Recommended**

Commanding an unrivalled location on North Devon's dramatic coastline, this Landmark property proudly boasts breath-taking panoramic sea views over Woolacombe Bay and across to Lundy Island in the distance. Having been run as a successful B&B for the last 25 years, the property is ideal for those seeking a boutique hotel venture within this enviable coastal position. The hotel itself briefly comprises 9 en-suite bedrooms arranged over the first and second floor along with a separate 3-bedroom Penthouse apartment. The ground floor accommodation provides a lounge bar, separate dining room and kitchen. In addition, there is a 2-bedroom separate owners/managers residence, off-road parking for a number of vehicles and beautiful landscaped gardens extending down to the former coastpath, all of which enjoying the spectacular coastal view. The property also offers tremendous potential to convert the existing accommodation to create an imposing holiday retreat or luxury waterside apartments, subject to the necessary consents and this exciting lifestyle opportunity is not to be missed!



An internationally renowned surf "hot spot", Woolacombe is home to the award-winning beach, often recognised as one of the UK's best, which boasts a glorious stretch of golden sand and a number of coves including Barricane Beach, famous for its curry nights through the summer months and the ever-popular Putsborough Beach. The village itself has a thriving community, boosted by the tourism and leisure industry, and provides a number of independent shops, cafes and restaurants and provides good access to nearby tourist locations such as Croyde and Ilfracombe along with the regional centre, Barnstaple. Here there is High Street shopping, a rail link to Exeter in the South and a convenient route to the M5 motorway via the North Devon Link Road.

PORCH From the parking area, this inviting space welcomes you into the main hallway and reception.

LOUNGE BAR A spacious reception area with bay window overlooking the sea, attractive gas coal effect fire with surround, mantle & hearth and return bar servery.

BREAKFAST/DINING ROOM A large reception room with bay window overlooking the sea.

KITCHEN Currently arranged as a commercial kitchen with dishwasher, extraction system, 6 burner gas oven, double grill, double sink, fridge, freezer, stainless steel preparation benches, wash hand basin, coffee machine and boiler cupboard, side door, access to cold storage, reception and lounge bar.

HALF LANDING With access from the front, road side.

PANTRY
CLOAKROOM
LAUNDRY ROOM
FIRST FLOOR ROOMS

MARISCO A superking bedroom with a Juliet balcony and bay windows with sea views. Private ensuite comprising of a large shower, wash hand basin and W.C.

TIBBETS A spacious family room with a Juliet balcony and bay windows with sea views. Private en-suite bathroom comprising a bath, shower, wash hand basin and W.C.

RAT ISLAND A double bedroom with coastal glimpses. Private en-suite bathroom comprising a bath with shower over, wash hand basin and W.C.

STAFF BEDROOM Previously a smaller family room on the front elevation. Private en-suite bathroom comprising a bath with shower over, wash hand basin and W.C.

SECOND FLOOR

HANMERS A kingsize bedroom on the front elevation. Private en-suite comprising a large shower, wash hand basin and W.C.

PONDSBURY A kingsize bedroom suite with a balcony and sea view. Private en-suite comprising a large shower, wash hand basin and W.C.

MILLCOMBE A double bedroom with sea views. Private en-suite comprising a shower, wash hand basin and W.C.

PUNCHBOWL A superking suite with a balcony and sea view. Private en-suite comprising a shower, wash hand basin and W.C.

BENS CHAIR A superking bedroom with coastal glimpses and views to the countryside. Private en-suite comprising a shower, wash hand basin and W.C.

MONTAGU STEPS - PENTHOUSE APARTMENT With a private hallway accessed from the second floor providing stairs to the apartment.

OPEN PLAN KITCHEN/RECEPTION AREA A superb open-plan room, with some restricted headroom, and access to a delightful balcony enjoying the panoramic coastal vista. The kitchen area is fitted with a range of work surfaces comprising a stainless steel







sink and drainer unit with drawers and cupboards below, space for electric oven and fridge/freezer, ample dining space and comfortable lounge area.

BEDROOM 1 A double bedroom enjoying sea views and a Juliet balcony.

BEDROOM 2 A double bedroom with window to the front elevation.

BEDROOM 3 A double bedroom with window to the front elevation.

BATHROOM Four piece suite comprising a bath, shower, wash hand basin and W.C.

OWNER/MANAGERS ACCOMMODATION The owners accommodation has been constructed in an eco-style with cedar roof tiles and cladding. The owners accommodation has it's own garden with breath-taking sea views.

LOUNGE A bright reception room flooded with a wealth of natural light and enjoying coastal views, multi-fuel burner and french doors to a decked balcony.

KITCHEN Fitted with a range of work surfaces comprising a range of work surfaces comprising a 1 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over, electric oven, inset hob with extractor over, built-in dishwasher and space for fridge/freezer and double sink.

BEDROOM ONE A spacious bedroom with sliding doors to the decking and coastal views, built-in wardrobes.

SHOWER ROOM Fitted with a shower, wash hand basin and W.C.

FIRST FLOOR

MEZZANINE SNUG/OFFICE A stunning galleried area with coastal views.

BEDROOM TWO A spacious double bedroom.

OUTSIDE The property is sat in extensive landscaped gardens that extend to the former coast path. There are two off-road parking spaces at the front of the property whilst the main car park is at the rear and can be accessed via a side driveway, this was re-engineered and extended by at significant expense circa 2018. The owners accommodation also offers it's own garden area which takes full advantage of the coastal view.

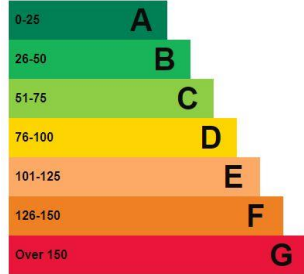
AGENTS NOTE Please be aware that the owners dwelling is currently subject to a 106 agreement that it is utilised as owners or managers accommodation for the hotel. Any changes of use will require planning permission.

SERVICES Mains electricity, water and drainage. Gas fired central heating.

DIRECTIONS From Braunton, proceed towards Ilfracombe on the A361. At Mullacott Cross roundabout turn left signposted towards Woolacombe. Stay on this road until you drop down the hill into the village. Turn right along the Esplanade, opposite the Red Barn Inn, and continue on this road for a short distance. Pass the Watersmeet Hotel on the left hand side continue uphill. The property will be found after a short distance on the left hand side with name plate clearly displayed.



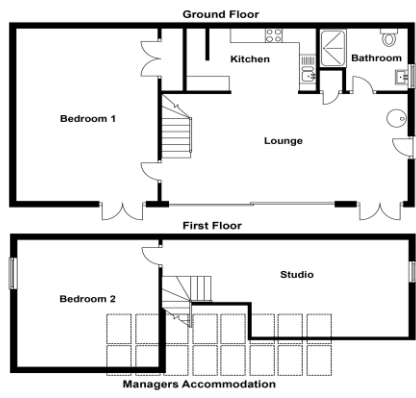
Energy performance certificate (EPC)



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IMPORTANT NOTICE - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, services charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. EPCs can be viewed in full via morrisandbott.co.uk, as and when they are made available by the property owner.



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