

Renowned Art Gallery & 2/3 Flats

Gunns Art Gallery, 11 Lee Road, Lynton, EX35 6HW

Offers In The Region Of

£620,000



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Renowned Art Gallery, about 150 Sq M. & 2/3 Flats, Terrace Garden

Gunns Art Gallery, 11 Lee Road, Lynton, EX35 6HW



Over 125 years of continuous trading, one of the best possible provenances available. Set in the centre of the picturesque coastal village of Lynton on the North Devon Coast, near the stunning Town Hall, and noted water powered cliff railway built by the noted Jones Brothers for the wealthy Victorian publisher, Sir George Newnes.

This popular Exmoor village is surrounded by spectacular rugged countryside, the heritage coastline, country and riverside walks are easily accessible, with abundant wildlife including the wild goats in the Valley of the Rocks, native red deer and Exmoor ponies on the surrounding moor.

The twin village of Lynmouth with its riverside walks, harbourside pubs, restaurants and large manor green overlooking the sea are linked by road, footpath or the famous Victorian water powered cliff railway. Both the villages and the surrounding countryside offer a good selection of local restaurants, pubs and recreational facilities.

The location offers an ideal base to relax, enjoy invigorating outdoor pursuits or visit many famous beauty spots in this Area of Outstanding Natural Beauty and magical night skies in Europe's first 'dark sky reserve'.

The full splendour of Exmoor, the golden coast surfing beaches around Putsborough and Woolacombe, and the pretty rural villages and market towns in this beautiful part of North Devon and the West Somerset coastline at Porlock and Watchet are also all within 40 minutes' drive.

DETAILS

Built in the Victorian period, originally as a Hotel, by the Jones Brothers, in stone with brick reliefs and under a slate roof the property is well presented.

Access to the main gallery is through double doors off the busy road where there is extensive double fronted display windows to either side and the gallery is ranged over parts of 3 floors giving over 150 square metres of floor area with much original artwork on display or on the website attracting buyers from not only the United Kingdom but also worldwide.

To the rear is a public car park with access up a short flight of steps to a private garden/seating area which leads to the back of the shop and also provides the access point to the flats over.

STOCK. The current asking price is purely for the bricks and mortar other than furniture in the flats. All of the current stock, pictures, paintings, website, fixtures and fittings, eBayshop, Ltd Company and contacts as a running business are available by negotiation, if required either as a whole, or in part by a purchaser. The owner would be happy to help any buyer settle in as they are not moving far from the area.

Council tax - tbc

EPC - 2 Flats Band F, Gallery Band C

Services . All mains

VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-



Approached from Lee Road, a main village thoroughfare and approximately opposite the Town Hall, through double glass doors set in some 40 feet of roadside display windows, and having over 150 square metres of floor space.

Main Gallery 9.25 x 2.738 (30'4" x 8'11")

Reception Area 5.062 x 3.590 (16'7" x 11'9")

Gallery 2 - 7.775 x 2.869 average (25'6" x 9'4" average)

Gallery 3 5.21 x 3.48 (17'1" x 11'5")

Upstairs to First Floor Gallery 7.775 x 2.869 average (25'6" x 9'4" average)

Downstairs to Lower Ground Floor Gallery 4.39 x 3.96 (14'4" x 12'11")

Door to outside rear.

Kitchenette 2 x 1.2 (6'6" x 3'11")

Built in sink with drawers and cupboards under

Bathroom

With modern 3 piece suite.



Lower Ground Floor Gallery 2 7.775 x 2.869 average (25'6" x 9'4" average)

NOTE

The 2 lower ground floor galleries, kitchen and bathroom could readily make a further flat if required.

Lower Ground Floor Store Room

Lower Ground Floor Workshop 9.53 x 3.23 (31'3" x 10'7")

Approached from its main entrance to the rear over a south facing terrace above the public car park. A covered porch leads to

Hallway

Stairs to first floor and door to Gallery.

Flat 1 - Burlington

Entrance Lobby

Bedroom 1 3.66 x 3.28 (12'0" x 10'9")

Radiator

Kitchen/Dining Room 3.56 x 3.28 (11'8" x 10'9")

Fitted kitchen, one and a half bowl single drainer sink unit, oven, 4 ring hob. Space for tall fridge. Radiator

Sitting Room 4.42 x 3.53 (14'6" x 11'6")

South facing, views, radiator, wall light points.

Bathroom

Chrome radiator/towel rail, low level wc, pedestal hand basin, panelled bath with shower from bath tap, field

Store Room/Potential Bedroom 4.42 x 3.53 (14'6" x 11'6")

Radiator

Cloakroom off

Wc and hand basin

Flat 2 - The Loft

Entance Hall

Radiator

Sitting Room 4.42 x 3.53 (14'6" x 11'6")

Electric fire and surround. South facing window overlooking village. Rdiator.

Bedroom 1 4.85 x 3.33 (15'10" x 10'11")

Radiator

Bathroom

Modern suite, shaped bath with mixer taps and shower over, velux roof liGHT. Pedestal hand basin. Twel rail/radiator. Tiled floor.

Bedroom 2 3.33 x 2.87 (10'11" x 9'4")

Radiator

Kitchen/Dining Room 3.99 x 3.63 (13'1" x 11'10")

Velux roof light. Radiator. Fitted kitchen units with tiled splashbacks. Oven, 4 ring hob and 1.5 bowl stainless steel sink unit. Space for dish washer and washing machine. Tall fridge freezer space.

Store/Occasional Bedroom about 5 x 3 (about 16'4" x 9'10")

Velux roof light. Radiator. Power and light and potential as an extra room.

Outside

To the rear a good sized south facing terrace raised above the public car park below and accessed up a short flight of steps, and with views over the lower village.





DIRECTIONS

Directions SS720/495 From Barnstaple take the A39 road north towards Lynton and Lynmouth. Pass through Shirwell and on to the 4 cross way at Blackmoor Gate. Carefully cross over and continue on the A39 to Barbroom at the filling station. Here take the left turn signed Lynton/Lynmouth. After a half mile take the left turn up the hill to Lynton. From here follow the flow of the road until you arrive in Lee Road. Bear right and into the town where you will see the Town Hall to the left. The Gallery is almost directly opposite. On seeing the Town Hall to the left take the next right turn into Cross Steet and one of the Car Parks behind the Gallery. Using what3words free app for mobiles enter the words ///couple.oasis.typically.



VIEWING

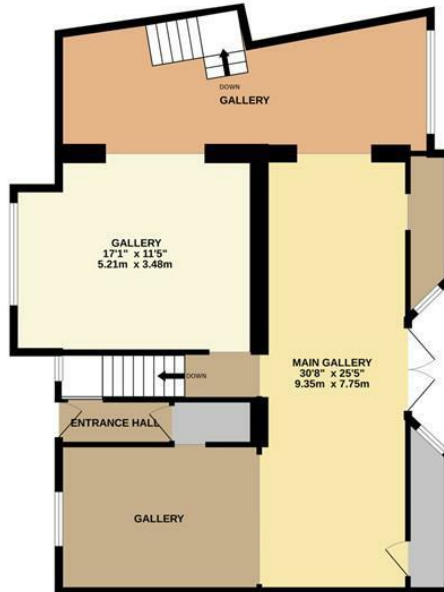
By appointment through
Phillips, Smith & Dunn
Barnstaple Office
01271 327878 Out of hours
Michael Challacombe 07970
445204



BASEMENT
1034 sq.ft. (96.1 sq.m.) approx.



GROUND FLOOR
1126 sq.ft. (104.6 sq.m.) approx.



BURLINGTON
1017 sq.ft. (94.5 sq.m.) approx.



3RD FLOOR
920 sq.ft. (85.5 sq.m.) approx.



GUNNS ART GALLERY, 11 LEE ROAD, LYNTON, EX35 6HW

TOTAL FLOOR AREA : 4058sq.ft. (377.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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