



Lynstead House,  
Vicarage Road  
Sidmouth EX10 8UQ

**Miller Commercial**   
Chartered Surveyors and Business Property Specialists







## Lynstead House, Vicarage Road

Sidmouth EX10 8UQ

A beautifully presented period 5 Bedroom Guesthouse in the pretty Coastal town of Sidmouth, on the World Heritage Jurassic Coastline.

A real delight is the self contained 1 bedroom owners accommodation, which offers spacious and high quality living, comprising Lounge, Dining Room, Kitchen and ensuite bedroom.

The property has been superbly improved, furnished and maintained during our clients tenure.

To the front is a small garden area and to the rear beautiful gardens over looking parkland and the River Sid. Parking for the owners and guests.

Consistent sales and profits, a wonderful opportunity to own a beautiful property and have a good income.

Viewing highly recommended of this superb opportunity. Contact : Graham Timmins 01872 247019 / 07900 604078 or [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk)

**£645,000 Freehold**







### SUMMARY

WELL APPOINTED 5 BEDROOM GUESTHOUSE  
 SUPERB PRIVATE OWNERS ACCOMMODATION  
 CLOSE TO SIDMOUTH TOWN AND SEAFRONT  
 GUESTS DINING ROOM (10 COVERS)  
 T/O c. £73,500, NET PROFIT c. £42k PA  
 GENUINE RETIREMENT SALE  
 EPC C61

### LOCATION

Lynstead House is situated a short distance from the town centre and seafront of this popular and ornate coastal town, on the Jurassic Coast, which has World Heritage status. The town has a wide range of independent shops and national retailers and is approximately 16 miles from Exeter for larger retailers, amenities and the main M5 and connecting A roads.

Sidmouth is an attractive town, famous for its red sand cliffs and ornate Regency architecture and gardens, annual Folk Festival held in August and access to the World Heritage Coastline.

From the rear, Lynstead House overlooks the River Sid and The Byes, a most pleasant parkland running through Sidmouth.

### PROPERTY

We understand the mid terrace 3 storey property dates back to 1890 with a later extension and today provides well appointed private owners accommodation on the ground floor and 5 sizeable letting rooms on the first and second floors, all ensuite and 3 with own seating areas.

A delightful addition to the main property is a charming (detached) garden accessed over the rear car park which fronts the River Sid and overlooks The Byes parkland.

In our opinion the property, both internally and externally really is presented and maintained in excellent condition, which will be evident upon a viewing appointment.

### BUSINESS

We understand a Bed and Breakfast has traded on this site since the late 1980's, has been in our clients tenure for the past 6 years during which time they have continually invested in the property and built a solid strong business, operating as B&B only, with no staffing requirement, operating all year with the exception of some closure in the off season.

The business shows consistent sales and for the latest year (March 2020) had a turnover of £73,512 (not Vat registered) with a Gross Profit level of 91% and an adjusted net profit of £41,659 (after all overheads). Further accounting information will be made



available to interested parties.

For further information regarding our clients property please see their website [www.lynsteadhouse.co.uk](http://www.lynsteadhouse.co.uk), where you will be able to see the rooms and locality, including some film footage.

### **THE ACCOMMODATION COMPRISES (all areas and dimensions are approximate)**

#### **ENTRANCE HALLWAY**

Front door into lobby and wide entrance hall giving access into the Guests Dining Room, Owners Accommodation and stairs ascending to the Letting rooms.

#### **GUESTS DINING ROOM**

An attractive room, with a bay window to the front elevation, feature fireplace. Tables and Chairs for 10 covers. Radiator.

#### **OWNERS ACCOMMODATION**

Located on the Ground Floor and with total privacy the self contained Owners Accommodation can also be accessed from the rear of the property and in our opinion is very well appointed and a major advantage for the sale of this business and home.

Off the hallway, door to Owners Lounge : A very pleasant room with a feature fireplace with surround and built in bookcase, TV cabinet, leading to the Conservatory allowing light to flood this part of the property, with a tile floor, radiator.

French doors from the Conservatory into a Dining Room / Office area, with further door to the hallway and ample space for a dining table and chairs. Through to the Kitchen; a very well appointed modern kitchen with matching base and wall units, a Flavel 7 ring







gas cooker and double oven, hot cupboard and built in dishwasher. Window to the side. Utility area, with washing machine and tumble dryer, further dishwasher, shelving, hand wash basin and window to side.

From kitchen through to inner hallway, with built in wardrobes, leading to a double bedroom, with windows to the side and rear and with a well appointed ensuite shower room.

### SCHEDULE OF LETTING ACCOMMODATION

#### FIRST FLOOR

Laundry room, racking for towels, bedding and linen. Wall mounter Boiler (Worcester) and Megaflo water tank.

Bedroom 1 : Twin / Superking, windows to side and rear with views over the The Byes River and Parkland, ensuite shower.

Bedroom 2 : Double, window to the rear elevation, ensuite shower.

Bedroom 3 : King size with en suite, bay window to front plus, private sitting area with TV and window to front.

#### SECOND FLOOR

A half landing window / fire escape to the rear.

Bedroom 4 : Double, window to the rear, ensuite shower.

Bedroom 5 : King size with seating area, dormer window to the front, access to loft (pull down ladder, part boarded, light, not inspected).

#### OUTSIDE

Parking : To the rear of the property is parking for the owners and guests, 6 spaces in total.

Courtyard and Garden : Access via conservatory door or side kitchen door is the charming courtyard area for our clients and also provides rear access to the property from the parking.

Across from the property is a charming garden area (approx 6m wide and 25m in length) which is accessed via several steps and comprises a shed (with power and light) seating and lawned areas, swing seat and patio. The garden fronts the River Sid and overlooks The Byes parkland, making this a very pleasant garden.

#### LOCAL AUTHORITY

East Devon District Council  
Blackdown House, Border Road  
Heathpark Industrial Estate  
Honiton



EX14 1EJ

01404 515616

#### TENURE

Freehold : Copy of Land Registry available upon request.

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is C61

#### INVENTORY

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

#### BUSINESS RATES

Under the Valuation Office Agency website this property is no longer listed for Business Rates (previous Rateable Value to 2013 was £3750, so below Rates Payable threshold), our clients part of the accommodation is Council Tax A Band we are advised.

#### SERVICES

Advised by clients:-

Mains Water

Mains Drainage

Mains Gas (Central Heating)

Interested parties should make their own enquiries to Suppliers.

#### STOCK

Not applicable.

#### VALUE ADDED TAX

We are advised the business is not Registered or Elected for Tax.

#### FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the numbers below.

#### CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Graham Timmins on 01872 247019 or via email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk) or

Paul Collins on 01872 247029 or via email [pc@miller-commercial.co.uk](mailto:pc@miller-commercial.co.uk) or

VIEWING: Strictly by prior appointment through Miller Commercial.





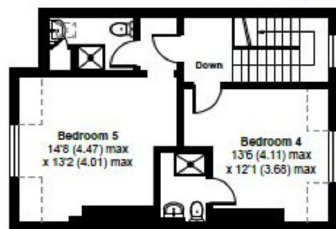
### Lynstead House, Vicarage Road, Sidmouth, EX10 8UQ

Approximate Area = 2480 sq ft / 230 sq m

Limited Use Area(s) = 32 sq ft / 3 sq m

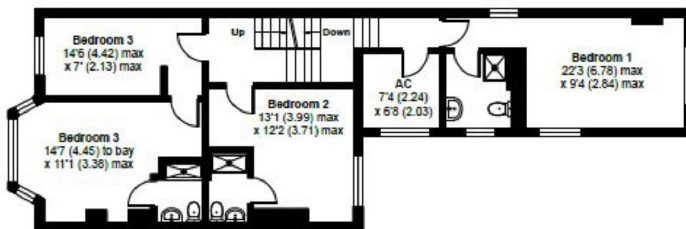
Total = 2512 sq ft / 233 sq m

For identification only - Not to scale

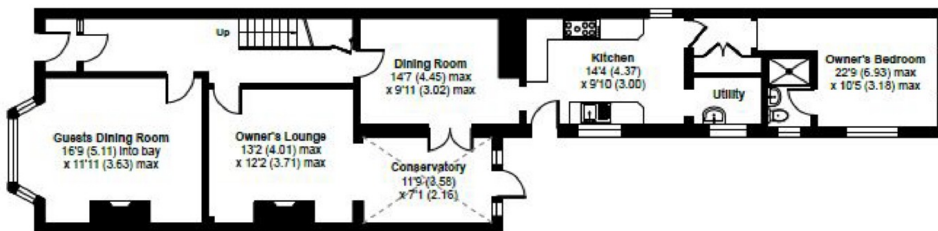


SECOND FLOOR

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2021. Produced for Miller Commercial LLP. REF: 696682

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