



# Sandrock Hotel

Ref: 3246739

Longmead, Lynton, Devon, EX35 6DH

Freehold: £750,000

10 large en suite bedrooms

Self Contained 1 Bedroom Annex

Character Property

Bar, Lounge, Breakfast Room/Restaurant

Commercial Kitchen. Spacious Walled Gardens

Off street parking. EPC rating D





---

## Location

In a unique location within easy walking distance of the heart of Lynton enjoying views across the town to open countryside beyond. Local amenities include a good selection of pubs and restaurants, shops, small supermarkets and tearooms. Lynton is twinned with the pretty village of Lynmouth, set on the banks of the river Lyn overlooking the sea and reached by a cliffside railway. The Valley of Rocks is literally within level walking distance offering access to many miles of the South West coastal walks and stunning un-spoilt countryside which the surrounding Exmoor National Park has to offer. More extensive shopping facilities and amenities can be found at the larger towns of Ilfracombe or Barnstaple approximately a 40 minute drive away. The world-renowned surfing beaches at Woolacombe, Putsborough, Saunton and Croyde are also about 45 minutes by car. The North Devon link road (A361) is about 40 minutes drive and joins the M5 motorway network at J27 where Tiverton Parkway offers a fast service of trains to London Paddington in just over two hours. The nearest international airports are at Bristol and Exeter.



---

## Description

This substantial detached character property presents elevations which are part tile hung and part painted render with ornate timber highlights to the gables, beneath a slate and tiled roof, replaced and/or overhauled in recent years at considerable expense. At the same time a number of bay windows were replaced. We understand that the property was originally built around 1905/1908 as two residential dwellings but was converted in the late 1950s. The generous accommodation is arranged over three storeys with cellarage and small self contained single storey annex extension to the rear. There are many original "Arts and Crafts" features still in evidence which are complimented by 21st Century refinements.

The property has been owned by our client since 2014 and trades as a bed and breakfast with restaurant and bar. Our client chooses to trade the business on a low key basis currently however there is great scope to maximise revenues from the business. The property offers a number of options to reconfigure the layout.

---

## Ground Floor

- Bar/Restaurant entrance
- B&B entrance and foyer including lift and stained glass divider/door
- Ladies and Gentlemen's WCs
- Access to first floor stairs & cellars
- Office
- Bar Cellar with butlers sink and external access to side and rear of the property
- Wooden bar and seating area with floor to ceiling bay window, wood burner and stained glass divider/door
- Room with wall of external windows, stained glass divider/door and patio doors with access to garden via steps. Currently being utilized as a dining room
- Large open plan room with floor to ceiling bay window, front aspect. Currently utilized as a lounge/breakfast room
- Single person lift installed which services the ground and first floors
- Wash up area with stainless steel basin and washer
- Commercial Kitchen – ovens, fryer, units, extraction unit etc
- 3x Pantry areas, one with butlers sink, one with stainless steel sink







## Other Floors

### Lower Ground Floor

- Two cellar rooms

### First Floor

- Large room with floor to ceiling bay window currently set up as a private lounge
- Single room currently used as laundry room, front aspect
- Separate toilet with basin, bath and overhead shower
- Re-furbished double bedroom with en suite shower room and built in wardrobe, garden aspect
- Re-furbished king bedroom with en suite shower room, large double window with garden aspect
- Re-furbished king en suite with bath and overhead shower, large double window with garden aspect
- Double en suite bedroom, garden aspect. En suite requires completion.
- King bedroom with en suite shower room and built in wardrobe, floor to ceiling bay window front aspect. En suite re-furbished
- Large landing area with lift access and stairs to second floor
- Small landing area with stairs to second floor
- Storage cupboard

### Second Floor

- Non re-furbished double bedroom with en suite shower room and built in wardrobe, garden aspect
- Non re-furbished double bedroom with en suite shower room and built in wardrobe, garden aspect
- Non re-furbished double bedroom with en suite shower room and built in wardrobe, garden aspect
- Non re-furbished double bedroom with en suite shower room, garden aspect
- Gables storage
- Two small landing area with stairs to first floor



## External Details

### Back - Mature walled gardens

- Substantial hard standing wooden shed with lighting and electricity
- Wood shelter
- Hard standing small brick built shed/outbuilding
- One further smaller wooden shed

### Front

- Hard standing parking
- Central steps and two ramps leading to front terrace
- Large south facing terrace, currently used as external seating for bar/restaurant

Total plot size circa 0.446 acres.



---

### Owner's Accommodation

Our client occupies one first floor en suite bedroom themselves. There is a also a large private lounge on the first floor. The layout of the property could easily lend itself to creating a larger private owners apartment/house if desired.

---

### Regulatory

Premises Licence.

---

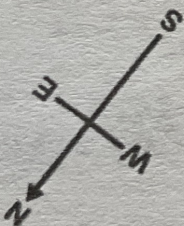
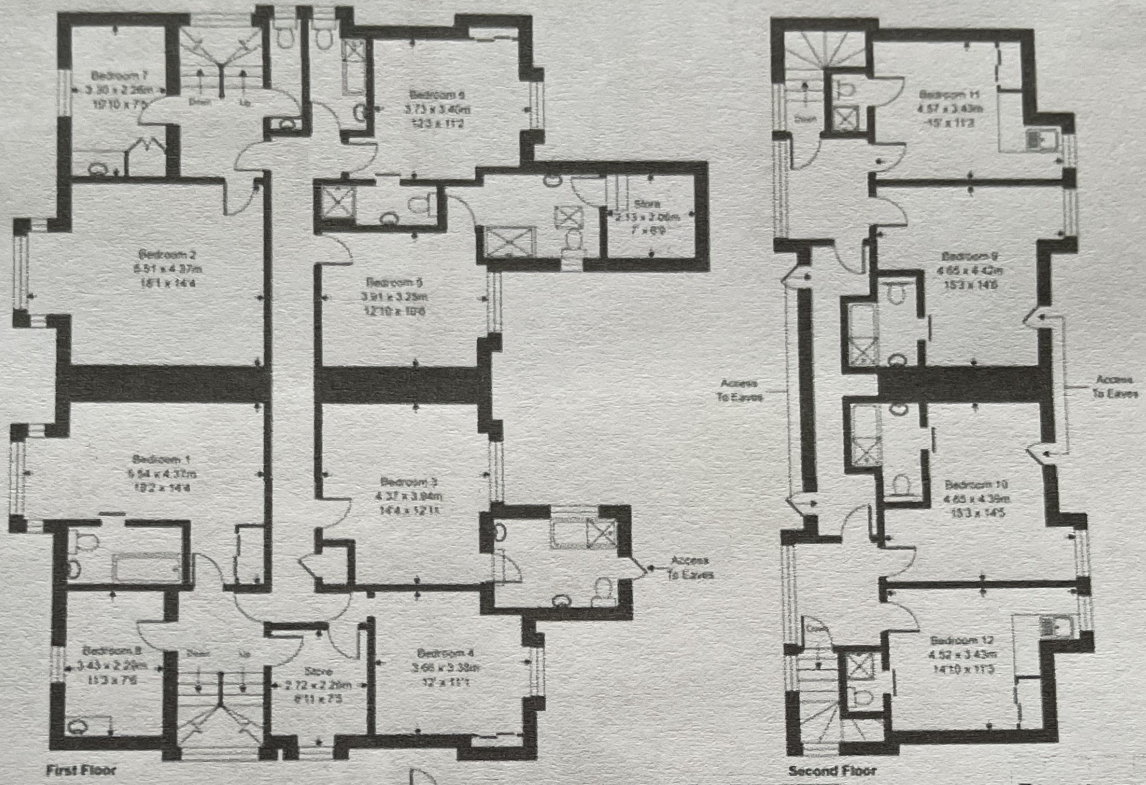
### Business Rates

Rateable value with effect from 1 April 2023 £5,300. Due to the low rating of the property our client benefits from 100% small business rates relief.

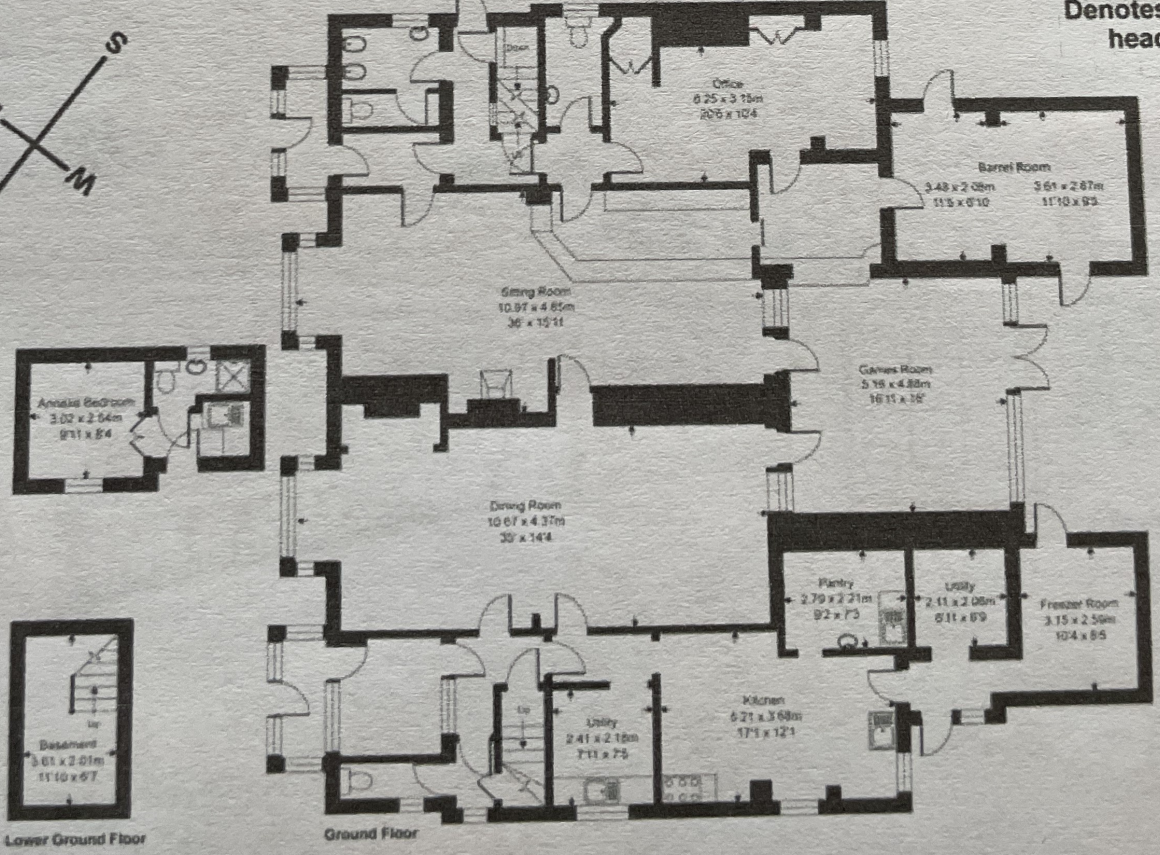




Approx. Gross Internal Floor Area  
585.5 Sq Metres 6303 Sq Ft (Excludes Restricted Head Height)



Denotes restricted head height



Lower Ground Floor





---

## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Stephen Champion

Director

M:+44 7736 619 536

E:[stephen.champion@christie.com](mailto:stephen.champion@christie.com)

Bristol



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. March 2024