



# Exmoor Manor Guest House

Ref: 3259156

Barbrook Lynton, Devon, EX35 6LD

Freehold: £695,000

Edge of Exmoor, accessible to Devon coast

7 Ensuite letting bedrooms

2 Bedrooms Owners Accommodation

Refurbishment undertaken

Parking and gardens

Historic Building. EPC rating D



---

## Description

The Manor is Georgian era property latter additions that has been the subject of a considerable amount of investment undertaken by the current owners since coming into their ownership in 2015. The property comes with the added benefit of NOT being listed. The property has historically been linked to the adjoining inn, however now trades separately as a popular B&B.

In the six years our clients have owned the business, they have invested and grown the trade ensuring established repeat customers throughout the year that new owners can build upon. The peaceful countryside location is an attraction to weekend visitors and holiday makers seeking staycations and a base to explore the Exmoor National Park.



---

## Location

The business is set well back off a winding countryside lane in attractive grounds in an elevated position affording stunning views above the village of Barbrook, on the edge of Exmoor National Park and within easy reach from the popular North Devon coastal resorts of Lynton and Lynmouth, making it an ideal base for holiday makers to explore both countryside and coast.

---

## Internal Details

Outside steps to the hotel reception and open plan lounge dining area with sofa seating, dining tables and reception desk.  
Seperate kitchen and utility room.



---

## External Details

Shared roadside entrance with the Lynmouth Holiday Retreat gives access to hotel car park. The hotel grounds are made up of mostly lawn, mature trees and shrubs.

---

## Letting Accommodation

Seven hotel bedrooms on two levels. All of the rooms have either en suite bathrooms or showers and are made up of one super king, five double and two family rooms.

---

## Owner's Accommodation

Located on the first floor above the hotel comprising: Entrance hall/study, lounge/diner, kitchen with fitted hob, bathroom with shower and two bedrooms.

---

## Fixtures & Fittings

Trade Fixtures and Fittings are included in the sale

---

## Business Rates

Rateable value effective from 1 April 2023 is £11,000. Please note this rating currently includes the inn which was previous part of the business, so may be reassessed. The business currently benefits from small business rates relief.

---

**Staff**

Hands on owner operated business plus mainly part time staff.

---

**Trading Information**

Accounts will be made available to seriously interested parties.

Please refer to their website for up to date information on the tariff rates:

<https://www.exmoormanor.co.uk/index.php/the-accommodation/availability-tariff>

---

**Regulatory**

Premises Licence.





---

## 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