



Lynmouth, Devon, EX35 6ET

Offers Over: £700,000

Freehold

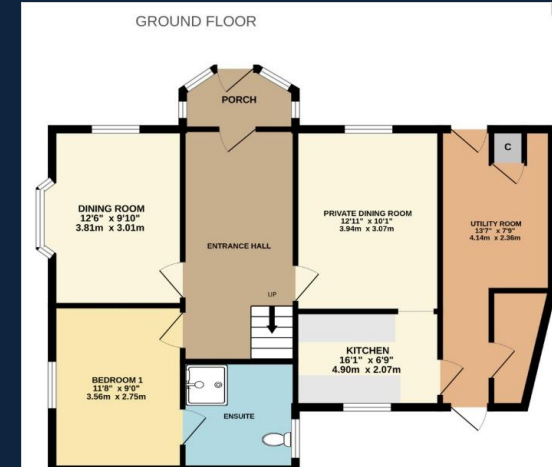
Situated in one of Lynmouth's prime trading spots, The Captains House is just a short stroll from the harbour and sea, overlooking the East Lyn River. Its proximity to a large public car park and village amenities makes it perfectly located for the tourist trade.

This much-loved, award-winning guest house and tea garden is offered for genuine retirement sale after being run successfully by the same couple for 30 years. With a strong reputation and a five-star hygiene rating, the business offers both a comfortable home and a reliable income, along with the rare chance to live in a historic property in the heart of Lynmouth. There is excellent scope for new owners to further develop the business, from expanding the tea garden to letting out the cottage and occupying part of the main house.

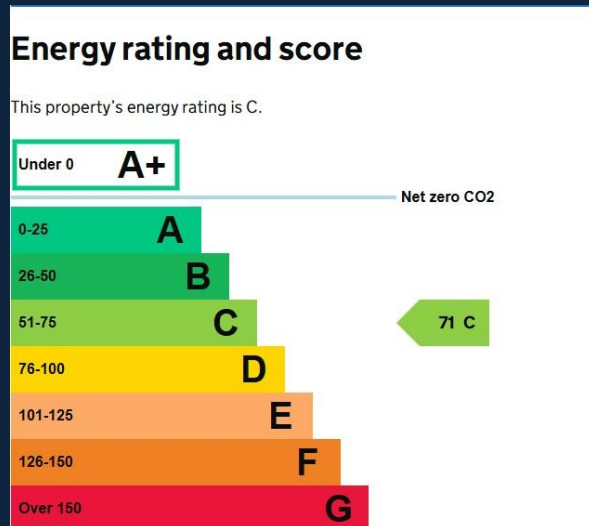
Built in 1882 by Sea Captain Jack Crocombe, the house is known for its historic link to the heroic land launch of the lifeboat *Louisa* in 1899. The property now operates as a guest house and tea garden, with a converted barn offering a stylish and separate three-bedroom private residence. The main house features nine letting bedrooms, a staff room, dining room, private kitchen diner, utility and store. The detached private residence includes a kitchen, spacious lounge with balcony, three bedrooms (one en-suite), bathroom, integral garage, log store, and parking for 3-4 vehicles.

Mains electricity, water, and drainage are connected. Buyers are advised to check broadband and mobile coverage before viewing. Business rates are currently £4,950 (as of April 2023) with potential for 100% Small Business Rate Relief. We understand the property is not elected for VAT. Buyers should make their own VAT and legal enquiries and are advised to obtain independent legal advice. Planning queries and potential changes of use must be confirmed directly with the local planning authority.

Directions: From Barnstaple, take the A361 southeast for 12 miles, then the A39 towards Lynton/Lynmouth for around 15 miles. On entering Lynmouth, follow signs to The Captains House on your left.







Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, 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 any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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