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The Poplars, Woodlands, Combe Martin, EX34 0AR

Price Guide £825,000





Woodlands

Combe Martin, EX34 0AR

Situated in the heart of Combe Martin and enjoying far-reaching views across the valley towards the sea, this impressive 12-bedroom guest house offers a rare opportunity to acquire a substantial and versatile hospitality property with significant further potential.

Currently operated as a successful B&B with six guest rooms, the property has been modernised throughout and provides a wealth of additional opportunities for an incoming owner. Features include private access to Newberry Beach and the South West coast path, parking for up to 8 vehicles, an outdoor swimming pool, fully licensed bar, three rear-facing balconies, a large roof terrace and a further balcony serving the top-floor living accommodation.

The property offers excellent scope to develop additional income streams subject to any necessary consents and licensing. The fully licensed bar could potentially be opened to the local community, while the existing accommodation and extensive communal areas could lend themselves to additional catering options, private functions and smaller events.

On entering the property a large reception hall provides a welcoming entrance with the guest reception positioned directly ahead. To the left is a spacious reception room currently used as seating for the bar, featuring an attractive open fireplace, snug area and views towards the rear garden. The bar is fully licensed and offers scope to be developed further, by opening it to the public.

To the right is a generous dining room currently arranged to cater for the six B&B rooms and leading through to the main kitchen. The kitchen is well equipped with a range of wall and base units, work surfaces and a selection of appliances. To the rear is a large utility area and a separate private entrance serving the owners' accommodation. This flexible space currently provides a bedroom with en-suite facilities but could alternatively be used as a reception room with shower room.

Further ground-floor accommodation includes a games room with pool table, together with an office/reception room to the rear with sliding doors opening onto the decking. Two additional guest WCs are also provided with access leading through to the rear garden and swimming pool area.

The first floor currently provides six large double guest bedrooms each benefiting from an en-suite shower room or bathroom. Bedrooms One, Two and Six enjoy the benefit of private rear-facing covered balconies providing fantastic views through the valley towards the sea. Bedrooms Three, Four and Five have a southerly aspect enjoying excellent natural light and sunshine throughout the day.

The second floor provides particularly versatile accommodation and is currently arranged as private living quarters for the owners. This comprises a generous bedroom, dressing room and en-suite, together with a second bedroom/separate lounge and kitchen/dining area. The layout has previously been utilised as two additional guest bedrooms and could readily lend itself to alternative configurations, including a family suite with kitchenette and seating area, subject to any necessary requirements. A large and sunny roof terrace is also found on this level, enjoying spectacular views across the valley and towards the sea and offering considerable potential for a range of uses.

The top floor provides a modern, light and spacious self-contained two-bedroom unit, currently arranged with two double bedrooms and an open-plan kitchen/living area with breakfast bar. The living space enjoys attractive sea views and opens onto a private balcony, providing an ideal spot to enjoy the morning sunshine. This accommodation could be utilised as additional guest accommodation or retained as private owners' living quarters.

Externally, the property benefits from generous parking for up to 8 vehicles, a rear garden with swimming pool and decking, low maintenance seating area, shed bar together with private access towards Newberry Beach and the South West coastal path. The combination of its location, accommodation, outdoor facilities and extensive communal areas creates a highly versatile property with considerable scope for an incoming owner to develop the existing business further.

The accommodation lends itself to a variety of different configurations, providing the flexibility to continue the existing B&B operation while exploring additional hospitality, catering and events opportunities. Properties of this scale and versatility in such a sought-after coastal location are rarely available and an early viewing is highly recommended to fully appreciate the accommodation, views and potential on offer.





- 12-bedroom guest house
- Currently operating as a successful 6-room B&B with further opportunity
- Versatile owners' accommodation, balconies and large roof terrace
- Fully licensed bar and extensive communal areas
- Outdoor swimming pool and rear garden
- Parking for up to 8 vehicles
- Far-reaching valley and sea views
- Private access towards Newberry Beach and South West coast path

Directions

From our office on Ilfracombe High Street, head easterly on the A399 towards Combe Martin, passing Watermouth Castle and turnings for Berrynarbor. As you drop down into Combe Martin Village and navigate a sweeping left hand bend, you will come onto Woodlands. Continue for a short distance where Poplars the Guesthouse will be located on your left hand side with parking available in the car park. An agent will meet you outside.

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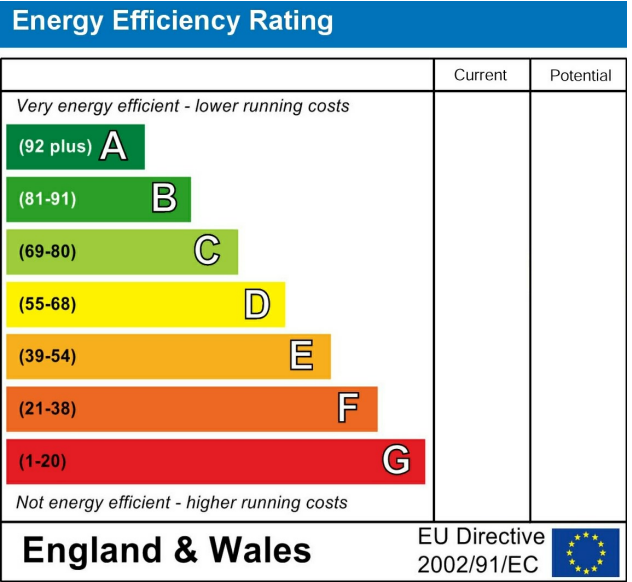
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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