



HOUSE FOR SALE IN DEVON

Guide Price **£2,500,000**

REF: 3502181

PROPERTY FEATURES

- Probably one of the most iconic tourist trading locations in The South West
- Dramatic Valley Of Rocks location
- Public car park on one side, cricket pitch on the other
- Secure trade
- Character 5 bedroom cottage
- Tea room servery and large tea garden
- Parking to the rear
- 6 Figure turnover
- Oil Fired CH

LOCATION

Surrounded by dramatic scenery and breath-taking views. Immersed into the landscape, in a dramatic Exmoor Valley setting that follows the contours of coast, next to a public car park on one side and on the other side is probably one of the most picturesque village cricket pitches in the United Kingdom. This unique property nestles into the iconic Valley Of Rocks only a short one mile walk from Lynton town centre. Well known for dramatic coastal scenery and footpaths that meander high above cliffs that fall into the sea this has to be one of the greatest tourist spots in the South West. The location secures a guaranteed trade for the tea room and tea garden.

THE PROPERTY

Acquired by the owners over 20 years ago this property now comes onto the market due to impending retirement. The property was a cottage but has been developed into a character 5 bedroom owners cottage with two en-suites plus a guest bathroom as well as the tea room, commercial kitchen, preparation room and reception servery.

The lounge is located upstairs and enjoys the scenery of the surrounding countryside. The cottage is served by the well-equipped commercial kitchen. The lawned enclosed tea garden has 18 picnic tables with ample seating outside. The dry stone walling acts as a wind break with the trees within the garden bent to reflect the wind's direction and offering some shade from the summer sun, all is in

keeping with the rocky scenery of the valley. The cottage has oil fired radiator central heating and enjoys views to the west where the setting sunsets can be enjoyed and to the east views of the quintessential English cricket games can be seen. There is an enclosed yard, store plus access to rear parking for the owner.

THE BUSINESS

Now opening hours to suit the owner mainly opens sunny days and dry days, this well-known tea room, tea garden and restaurant which attracts walkers and tourists throughout the year. The owner now opens on a seasonal basis from choice. Details of the high 6 figure turnover will be made available to those interested parties who have inspected the premises with the owner's permission.

UTILITIES AND SERVICES Mains electricity and water. Private drainage. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

VAT We understand that our client has not opted to charge VAT. All interested parties should make their own enquiries of HMRC.

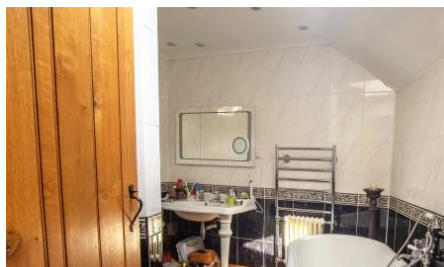
VIEWING Strictly by appointment through the selling agents.

RATEABLE VALUE £6,600 UBR, as of April 2023, 47.9p in the £. Our Rateable Value figure has been obtained from the Business Valuation website at the time of the property detail going to print, however, we would advise all applicants make their own enquiries via the Valuation Office or website regarding this figure. Small Business Rate relief (100%) may apply as the Rateable Value is below £12,000.

COUNCIL TAX BAND A

From Lynton Town Hall turn right and walk along Lee Road towards The Valley Of Rocks and the property is within about one mile on the right hand side nestling within the valley.

PROPERTY PHOTOS

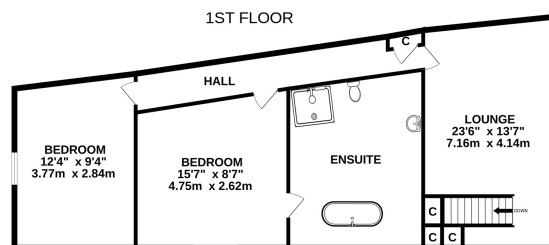
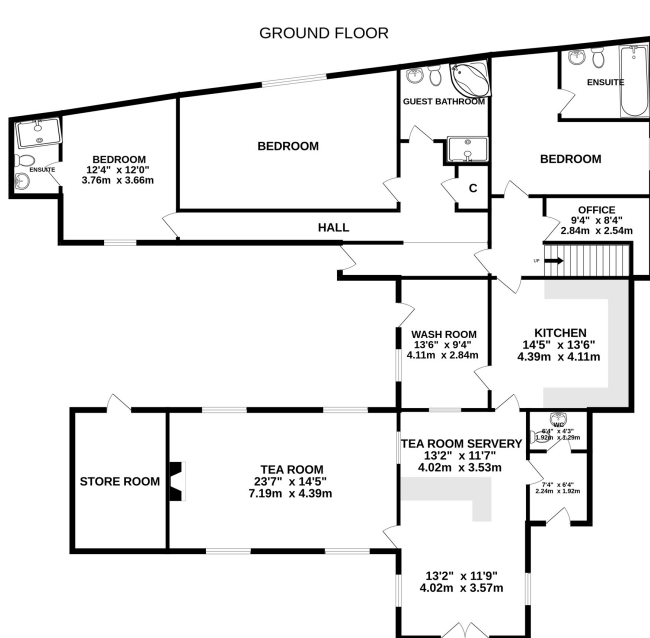


LOCATION



No Media available

FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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