



**LEISURE +
COMMERCIAL**
SELECTION

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**THE DARNLEY HOTEL,
3 BELMONT ROAD,
Ilfracombe, Devon, EX34 8DR**

**ASKING PRICE £695,000
FREEHOLD**



Substantial Victorian 10 bedroom semi-detached licensed guest house with owner's private accommodation, two fully furnished self-contained 2 bedroom holiday apartments, mature gardens, car ports and car park.

Ilfracombe Office: 48 High Street, Ilfracombe, Devon, EX34 9QB **Email:** ilfracombe@webbers.co.uk

Key Features

- Grand Victorian semi-detached residence
- Built in 1870 with character features
- For sale with two holiday cottages
- Ample on-site parking
- Licenced guest house lifestyle business
- Woodland garden with mature shrubs and a beech tree
- Walled former vegetable garden
- Patio and small lawned garden
- Pathway to Church Hill and the town
- Services: All mains connected

THE PROPERTY

This substantial semi-detached Victorian residence has been a guest house for many years and now offers ten letting bedrooms, mostly en-suite, one private room with en-suite facility, a private lounge, private further bedroom and private shower room/wc for owner's use, large private lounge and at garden level, a spacious dining room and residents' bar lounge area. The property includes a kitchen and preparation room, 18 solar panels on the roof, and re-decoration of the communal hallways and landings. Since owning the building in 2016 some bathrooms have been upgraded, letting bedrooms have been re-decorated, outside lighting has been fitted, at the first floor half landing uPVC conservatory windows have been installed, a wireless safety fire alarm system has been fitted, plus automatic lights to communal area. The garden and patio to the rear just outside the building has been re-laid with lawn and has a small patio area with attractive outside seating.

Within the mature gardens there is ample parking space and several car ports. In addition, at the far end of the garden there are two semi-detached timber framed centrally heated holiday chalets overlooking a "secret walled garden" which produces a substantial letting income throughout the year. Beyond the holiday chalets is a level lawned garden with fish pond. There are substantial basement storage rooms and workshops below the chalets for owner's use. The garden is approached from a tree lined pathway giving access to the bottom of Church Hill and there is also pedestrian and vehicular access from Belmont Road to the main car park.

The property benefits from gas fired central heating as do the holiday chalets. Our clients have been in residence since 2016 and have maintained the property and decorated the rooms to a good standard. We strongly recommend an internal viewing to appreciate the spacious accommodation throughout.

THE BUSINESS

Our clients operate for 12 months of the year including Christmas, providing a bed and breakfast and evening meal service. The tariff ranges from £75 to £85 per person per night bed and breakfast. Evening meals are provided extra if required. Audited accounts will be made available to those seriously interested parties who has inspected the premises with permission on the vendors.











THE AREA

In a quiet yet convenient location just set back from Belmont Road, close to the junction of Church Hill, the property is within 5 minutes walking distance of the town centre, overlooking, from the top floor to the West, Torrs Park and from the rear of the property, to the North East and the rooftops of Ilfracombe.

The property has the benefit of a signpost close to the junction of St Brannocks Road and Church Hill which is highly visible from passing traffic. There is a private pathway through the grounds from the rear garden to the bottom of Church Hill.

The town itself is North Devon's leading tourist resort having a population in excess of 10,500 inhabitants which is boosted during the summer months with an influx of tourists.

The world renowned artist Damien Hirst has given the town on loan, the statue called Verity, which is erected on the Pier which has attracted more day visitors to the resort.

SERVICES AND UTILITIES

All mains connected. 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>

BUSINESS RATES

£10,000 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.

VAT

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

LEGAL ADVICE

We strongly recommend that a buyer takes independent legal advice and instructs solicitors to act on their behalf. Each party bears their own legal costs unless otherwise stated.

PLANNING

It is the responsibility of the proposed buyer to satisfy for themselves independently that their intended use complies with existing planning permission by contacting the local council planning department. The cost of any change of planning use is the buyer's responsibility.

View this property

Please contact our Ilfracombe Office
on 01271 863 091

**VIEWING STRICTLY BY APPOINTMENT
WITH THE SOLE SELLING AGENT.**

Viewing

Please contact our **Ilfracombe** office on **01271 863 091** if you wish to arrange a viewing appointment for this property or require further information.

LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR



HOLIDAY COTTAGES



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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