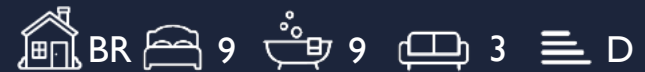




LEE HOUSE, 27 LEE ROAD
Lynton, Devon EX35 6BP

Guide Price £750,000
FREEHOLD



Situated in the highly desirable village of Lynton, this impressive nine-bedroom guest house occupies a prime coastal position just moments from the village centre and the renowned South West Coast Path. Beautifully presented throughout and set within attractive front and rear gardens, the property further benefits from generous off-road parking, making it an excellent lifestyle and business opportunity in a thriving tourist location.

Key Features

- Nine bedroom all en-suite guest house
- Immaculately presented throughout
- Situated in the sought-after area of Lynton
- Walking distance to town centre and coastal path
- Ample off-road parking for multiple vehicles
- Attractive frontage with front garden area
- Generous rear gardens
- Spacious ground floor dining room
- Front sitting room with feature bay window
- Well-equipped kitchen
- Practical utility room for laundry and storage
- Private owners' lounge with separate access

Positioned along the ever-popular Lee Road in the sought-after village of Lynton, this substantial and immaculately presented nine-bedroom guest house offers a rare opportunity to acquire a thriving hospitality business in a picturesque coastal setting. Just a short stroll from the heart of the village and within easy reach of the renowned South West Coast Path, the property enjoys an enviable location that continues to attract visitors year-round.

The ground floor accommodation has been thoughtfully arranged to cater for both guests and owners alike. To the front of the property, a welcoming sitting room is bathed in natural light courtesy of an attractive bay window, creating a warm and inviting first impression. Beyond, a generously proportioned dining room extends across much of the property, providing ample space for guest dining and social gatherings. The kitchen is well-appointed and of a comfortable size, ideal for the smooth running of a guest house operation. A separate utility room offers practical space for laundry and day-to-day tasks. Completing the ground floor is a private lounge reserved for the owners, affording a welcome retreat away from the main business areas.

Ascending to the first floor, there are four well-presented guest bedrooms, each benefiting from its own en-suite shower room. The layout is both practical and appealing, with two rooms enjoying rear-facing aspects, one of these rooms, which is bedroom 5, is the sleeping quarters for the current owners. Bedroom four is positioned centrally, and bedrooms one and two overlook the front elevation, all finished to a high standard and designed with guest comfort in mind.

The second floor hosts a further four guest bedrooms, each equally well-appointed and featuring en-suite facilities with bathtubs and overhead showers, offering a slightly more indulgent accommodation option. Throughout the property, there is a clear sense of care and attention, with the current owners having maintained and updated the interiors to an exceptional standard, resulting in a turnkey business opportunity.

Externally, the property boasts attractive frontage with a pleasant garden area, while to the rear there are additional gardens providing further outdoor space for guests to enjoy. Of particular note is the ample parking provision at the rear, a valuable asset for a property of this nature, comfortably accommodating multiple vehicles.

The business operates on a seasonal basis between March and the end of October, and by choice trades just below the VAT threshold. There is clear potential for incoming owners to extend the opening period and further increase turnover if desired, including the fact the current owners do not offer the option for evening meals currently. Room tariffs currently range between £120.00 to £145.00 per night on a bed and breakfast basis. Audited accounts will be made available to genuinely interested parties following an inspection of the premises, with the vendors' consent. Our clients have been in residence since 2018 and have maintained the property to a good standard, with the guest accommodation tastefully decorated throughout. An internal inspection is highly recommended to fully appreciate the scale and quality of the accommodation on offer.

Set within one of North Devon's most charming coastal villages, this impressive guest house combines generous accommodation, excellent presentation, and a prime location, making it an outstanding proposition for those seeking a lifestyle business in a truly delightful setting.









The Area

Lynton offers a range of everyday shops and is linked to its twin village of Lynmouth not only by road but the famed water-powered Victorian Cliff Railway - all lying within the boundaries of Exmoor National Park which is surrounded by some of North Devon's most spectacular coastline. Barnstaple town centre is within easy driving distance and offers an excellent range of shops, banks and leisure facilities.

Directions

Leave Barnstaple on the A361 passing the North Devon District Hospital and follow the road signs for Lynton. At Blackmoor Gate turn right and immediately left onto the A39 signposted Lynton and continue into Barbrook taking the left hand turning signposted to Lynton. Take the first left hand turning to Lynton up Station Hill, drop down into Lynton bearing to the left onto Cross Mead. At the T junction turn right into Lee Road and you will find the property halfway down the road on your left hand side.

Services and Utilities

Mains electricity, water and drainage. Oil fired central heating

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

Rateable Value £6,900 UBR, as of April 2026, 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.

View this property

Please contact our Barnstaple Office on 01271 373404

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



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Viewing

Please contact our **Barnstaple** office on **01271 373404** if you wish to arrange a viewing appointment for this property or require further information.

Lee Road, Lynton, EX35

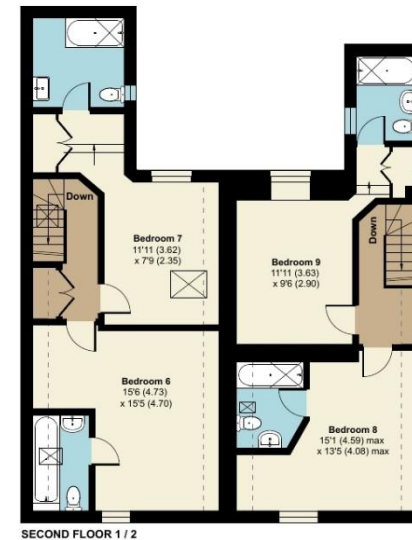
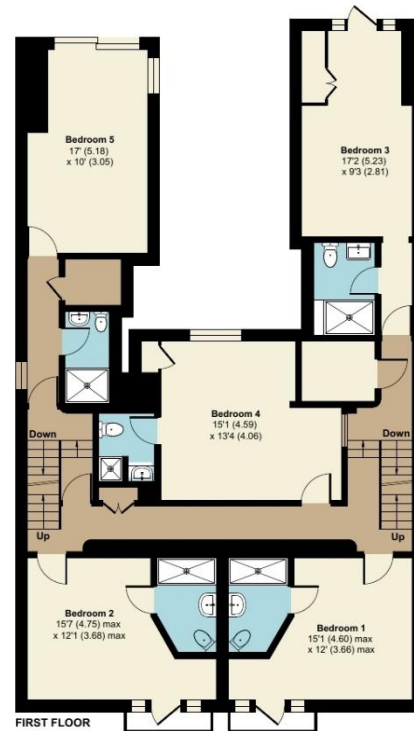
Approximate Area = 3733 sq ft / 346.8 sq m (exclude courtyard)

Limited Use Area(s) = 117 sq ft / 10.8 sq m

Total = 3850 sq ft / 357.6 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Webbers Property Services REF: 1442117



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Please refer to our website for information on referral fees - www.webbers.co.uk

