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**COLLINGDALE GUEST HOUSE**

**13 LARKSTONE TERRACE**

Ilfracombe, Devon, EX34 9NU

O.I.E.O £575,000

FREEHOLD



A great opportunity to buy a long established licenced guest house with sea views to the rear and within a short stroll of Ilfracombe harbour and all amenities

**Commercial Office:** 39/41 Boutport Street, Barnstaple, Devon, EX31 1SA

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## Key Features

- Victorian town house
- Now a successful licenced guest house
- Sea views and parkland views from the rear
- 9 Letting bedrooms (8 en-suite)
- 2 Bedroom private suite
- Genuine retirement
- Currently operated by a husband & wife team
- Turnkey business
- Takings circa £85,000 per annum

## THE PROPERTY

Built in 1869, this six story Victorian town house has been a small hotel/guest house since at least 1882 and the current owners have successfully run it for 23 years having refurbished it to a high standard throughout. Situated in an elevated position with panoramic views of the harbour and Hillsborough Nature Reserve. The main entrance is on Larkstone Terrace and has an entrance hall leading to a spacious guest lounge and separate bar. The floor below provides the breakfast room, office and kitchen facilities. The whole lower ground floor is utilised as a 2 bedroom owners suite, with lounge and bathroom. The three floors above the main entrance have three guest bedrooms per floor, of which six bedrooms have the stunning sea views and three overlook the entrance. The private suite has gas fired radiator heating and the remaining floors have electric heating. There is parking outside on the main road (there are approximately 40 on street parking spaces along Larkstone Terrace, Hillsborough Road directly at the front of The Collingdale) and the current owners rent 7 spaces in a private car park nearby (an arrangement that may be available to new owners' subject to agreement).

## THE BUSINESS

A well-presented and respected guest house within the town with excellent reviews on TripAdvisor. This is a genuine retirement sale after 23 happy years in the same ownership. Opening from May to September and run by a husband and wife team the turnover is in the region of £85,000 per annum. This is a highly desirable business with sound profits and scope to increase further. The business is for sale fully furnished and equipped excluding personal items as a guest house but could equally be converted to flats (subject to planning permission) or used for multiple family occupation.











## THE AREA

Overlooking the harbour, pier and Hillsborough the property is well placed for passing trade, fronting the eastern approach road into the town and enjoying glorious sea views from the rear of the property.

Nearby is The Thatch Public House, The Lime Kiln Cafe, the Watersports Centre plus the Larkstone Family Park & Gardens. The harbour is a short stroll away as are beaches and tourist facilities.

Ilfracombe is a very popular resort on Devon's majestic North Coast with a population in the region of 11,000 which is boosted throughout the year with the influx of tourists. There are several beaches, tennis courts, a golf course and sports pitches.

Barnstaple the region's main commercial town is about 12 miles south inland and there are famous surf beaches at Woolacombe, Croyde and Saunton nearby.

## DIRECTIONS

From our Webbers Offices in Ilfracombe High Street drive right along the High Street and take the right hand fork heading towards Combe Martin. At the next traffic lights drive straight through past The Scarlet Pimpernel Garage, proceed to the next traffic lights and directly after is Larkstone Terrace. The property can be found three quarters of the way along on the left hand side.

## 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>

## AGENTS

Please note this property is in a conservation area. NOTE

## LEGAL

We strongly recommend that a buyer takes independent legal advice and instructs solicitors to act on their behalf. ADVICE

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.

## 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

£5,800 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. VALUE

**View this property**

**Please contact our Commercial Office**

**on 01271 347 888**

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



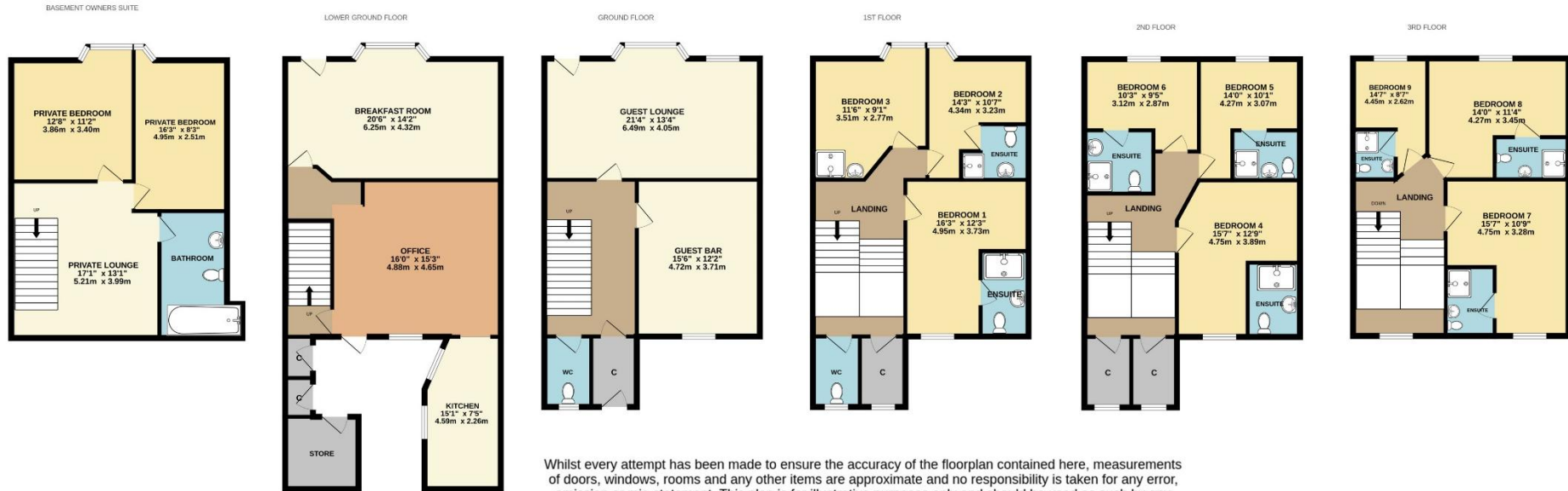
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### Viewing

Please contact our **Commercial** office on **01271 347 888** if you wish to arrange a viewing appointment for this property or require further information.



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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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](http://www.webbers.co.uk) 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>

