

Watersmeet Road, Lynmouth

Guide Price £625,000 Freehold

6 bedroom detached house for sale

Description

ABOUT THE PROPERTY



Grade II Listed residence with Sea Views in the Heart of Lynmouth

A distinguished detached property, circa 1828, rich in period charm and architectural character, occupying a prime position in the heart of Lynmouth and enjoying sea views.

The property offers six generously sized bedrooms, five of which benefit from en-suite facilities, providing highly flexible accommodation suited to a variety of lifestyles. Elegant living spaces throughout retain an abundance of original features, blending historic character with comfortable living.

Externally, the property enjoys terraced gardens and a patio area, ideal for outdoor dining, entertaining and relaxation while taking in the outstanding coastal outlook.

A rare and versatile opportunity, the property lends itself equally to use as a substantial family home or a successful boutique bed and breakfast.

Perfectly positioned just moments from the beach and the dramatic landscapes of Exmoor National Park, it offers an unrivalled setting for both coastal and countryside exploration.

For layout and approximate room measurements please see the enclosed Floorplan and refer to the VIRTUAL TOUR.

THE BUSINESS

The property has been operated as a bed and breakfast by the current owners, building a strong trade. There is further scope to increase the business, as the current owners do not open in the low season and do not provide lunch or evening meals. Accounts will be made available to seriously interested parties who have inspected the property.

This property represents an excellent home and income opportunity, combining a beautiful period residence with a successful trading business.

Fixtures and fittings available by negotiation.

THE AREA

Lynmouth is a picturesque coastal village set on the banks of the River Lyn overlooking the sea and reached by a cliffside railway from Lynton.

Nearby Lynton has local amenities, including a good selection of restaurants, bars, cafés, shops, gym, hairdressers, small supermarkets, a library, a primary school, and places of worship, along with a regular bus service.

Lynton is twinned with the coastal village of Lynmouth, set on the banks of the River Lyn overlooking the sea and reached by a cliffside railway. The South West Coast Path passes directly through Lynton & Lynmouth and is England's longest waymarked long-distance footpath and a National Trail. It stretches for 630 miles

(1,014 km), running from Minehead in Somerset, along the coasts of Devon and Cornwall, to Poole Harbour in Dorset. More extensive shopping facilities and amenities are available at the larger town of Ilfracombe (about half an hour) and the regional centre of Barnstaple (about 35 minutes). The world-renowned surfing beaches at Woolacombe, Putsborough, Saunton (also with Championship golf course) and Croyde are also about 40 minutes by car.

The North Devon link road (A361) is about a 30-minute drive and eventually joins the M5 motorway network at Junction 27, where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter. There are excellent state and private schools within the area. The Valley of Rocks is within level walking distance (passing the extraordinary location of the cricket ground), offering access to many miles of coastal walks and stunning unspoilt countryside, which the surrounding Exmoor National Park has to offer. A trip to Dunkery Beacon, Exmoor's highest point has incredible views and a picnic at Landacre Bridge or visit to Withypool tea rooms would be well worth the journey.

SERVICES - OUTGOINGS

Mains drainage, electricity and water are connected. The property benefits from oil-fired central heating, with a 1,300-litre tank and boiler, both installed in 2025, and is also equipped with a fire alarm system.

Full fibre broadband is connected directly to the property, with coverage available for multiple mobile networks (please refer to the Ofcom website for further details).

Local Authority: North Devon Council – mixed-use (residential with business use).

Council Tax Band A (2026/27): approximately £1,815.02 per annum.

Business Rates: Currently eligible for Small Business Rate Relief – £0.00 per annum.

EPC - TBC Rating

Tenure - Freehold

NB. Please note that the scenic photographs have not been taken from the property.

DIRECTIONS

From our office, head down Church Hill and turn left onto Lynmouth Hill, then turn right into Watersmeet Road at the bottom of the hill. Continue for approximately 100 metres and the property will be found on the right-hand side, identified by a nameplate.

Parking is available in the nearby car park, with residents' permits for 2025/26 priced at £115 per annum. It may also be possible to park on-street during the low season. For further details, please refer to the North Devon Council website.

What 3 Words Location - ///woof.september.tweed

Property Reference #RSE0589

IMPORTANT NOTICE
These sale particulars have been prepared as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which

are of particular importance to you, please make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly. A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase. We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.
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Council Tax Band: Business Rated (North Devon Council)
Tenure: Freehold
Garden details: Enclosed Garden, Front Garden, Private Garden, Terrace
Electricity supply: Mains
Heating: Oil, Woodburner
Water supply: Mains

Tenure
Freehold



TOTAL FLOOR AREA : 3369 sq.ft. (313.0 sq.m.) approx.

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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