
EXMOOR
PROPERTY

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LONGMEAD HOUSE

LYNTON



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EX35 6DQ



ABOUT THE PROPERTY

A stunning Victorian property, built circa 1892 by the same skilled craftsman, Bob Jones, who constructed Lynton Town Hall and the historic Hollerday House. Currently operating as a successful guest house, the property may offer scope to return to a private residence, subject to change of use.

The accommodation spans three floors and combines period charm with modern functionality.

Ground Floor

Vestibule with slate flooring and cloakroom WC off

Main Entrance Hall

Sitting Room with bay window and window seat, original wood block flooring, ornate oak panelling, picture rails, and fireplace with log burner

Large Dining Room with bay windows, enjoying views of Countisbury Hill and overlooking the front garden, ornate fireplace, and LVT flooring

Kitchen well-equipped, with large walk-in utility room and pantry

Private Owners' Accommodation – a key feature providing a private lounge with patio doors to a secluded garden. Beyond the lounge is a double bedroom with a newly fitted en-suite shower room







First Floor

Four letting bedrooms, three with en-suite facilities and one with private shower room and separate WC

An office, which could alternatively serve as an additional letting room

Second Floor

Four further letting bedrooms, each with en-suite facilities

Additional Features

Oil-fired central heating, with boiler replaced in 2025

10 solar panels installed in 2024, supported by a 5kW battery

EV charging point for 2 vehicles

Large level car park with space for approximately 9 vehicles

Detached stone garage/workshop

Wrap-around gardens laid mainly to level lawn, suitable for use as a tea garden

The Business

The property has been operated as a bed and breakfast by the current owners since 2018, 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.

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




Car Park
for the use of guests only

THE AREA

The property is located within a short walk of The Valley of Rocks and 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.





Lynmouth - **0.9 miles**
Porlock - **12.4 miles**
Minehead - **18 miles**
South Molton - **22 miles**
Barnstaple - **20 miles**

Lynton Primary - **0.4 miles**
Ilfracombe Academy - **18.3 miles**
West Buckland - **16.4 miles**
Petroc College - **21 miles**

Combe Martin Beach - **13.7 miles**
Ilfracombe Harbour - **19.6 miles**
Woolacombe - **21.1 miles**
Putsborough - **24.3 miles**
Croyde - **24.2 miles**
Saunton Sands - **25.4 miles**

Barnstaple Bus Station - **19.9 miles**
Barnstaple Train Station - **20.4 miles**
Tiverton Parkway Station - **46.8 miles**

A361 North Devon Link Road
M5 (Junction 27) - **45.7 miles**

Exeter Airport - **61.9 miles**
Bristol Airport - **93.7 miles**


VINTAGE
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For Sale
Exmoor Tea
Breezy Breakfast
Growing Green
EXMOOR TEAS
EXMOOR FUDGERY
BLACKFRIAR


Fresh milk is available from this fridge for the benefit of our guests.
Please do not use the fridge for other purposes as we cannot be held responsible for any losses.
Longmead House
Bed and Breakfast
Russell Hobbs






ANNEXE
















DEVON
PUTSBOROUGH







9 Longmead, Lynton, EX35 6DQ

Approximate Area = 3538 sq ft / 328.6 sq m
Garage = 248 sq ft / 23 sq m
Total = 3786 sq ft / 351.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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SERVICES - OUTGOINGS

Mains drainage, electricity and water are connected. The property benefits from oil-fired central heating, with a 1,300-litre tank and a boiler installed in 2025. There are 10 solar panels and a 5kW battery installed, along with an EV charging point serving two vehicles.

The property is also equipped with a fire alarm system.

Full fibre internet, connected directly to the house, and has coverage for multiple mobile phone networks. For further details, please refer to the Ofcom website.

North Devon Council – Mixed-use property (residential with business use)

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

Business Rates: Currently eligible for Small Business Rate Relief

EPC - C Rating

Tenure - Freehold

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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DIRECTIONS

From our office, proceed up Church Hill and continue onto Lee Road, heading through Lynton toward the **Valley of Rocks**. Pass **Lyn Valley Garage**, and the property will be on the left-hand side, clearly marked with a nameplate.

What 3 Words Location - ///rebounder.formation.helpers

DIGITAL MEDIA LINKS

VIRTUAL TOUR

Property Reference #RSE0586

VIEWING & CONTACT

T 01598 7522221

M 07734651069

W EXMOORPROPERTY.COM

E INFO@EXMOORPROPERTY.COM



INCORPORATING MICHAEL ADEY PROPERTY