
EXMOOR
PROPERTY



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SINAI HOUSE HOTEL

SINAI HILL, LYNTON



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NORTH DEVON, EX35 6AY

ABOUT THE PROPERTY

Set in an elevated position above the picturesque village of Lynmouth, Sinai House Hotel is a striking Victorian detached residence with a rare combination of heritage, scale, and income potential.

Originally built in 1850 as a gentleman's residence for the Lord Mayor of London, the property reflects the grandeur of its era with generous proportions and an imposing coastal presence. It was later converted into a hotel in the 1930s and subsequently operated as a guest house from the 1960s, continuing its long-standing association with hospitality and coastal tourism.

Today, the property is trading as a successful guesthouse and offers a well-balanced operational layout comprising eight guest bedrooms alongside a separate self-contained apartment, suitable for owners' accommodation, letting, or staff use. The internal accommodation is complemented by extensive external space, including approximately half an acre of mature gardens, along with terraces, patios, and a balcony designed to maximise the panoramic sea views across Lynmouth Bay.

Externally, the property benefits from parking for up to seven vehicles—an especially valuable feature in this popular coastal destination where space is at a premium.

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









THE AREA

The property is within easy walking distance of local amenities, including a good selection of restaurants, bars, cafés, shops, small supermarkets, a library, a primary school, and places of worship, along with a regular bus service, etc.

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 - **0.6 miles**
Porlock - **12 miles**
Minehead - **17.5 miles**
South Molton - **22 miles**
Barnstaple - **19 miles**

Ilfracombe Academy - **18 miles**
West Buckland - **16.6 miles**
Petroc College - **20.2 miles**

Combe Martin Beach - **13.5 miles**
Ilfracombe Harbour - **19 miles**
Woolacombe - **21 miles**
Putsborough - **23.6 miles**
Croyde - **24 miles**
Saunton Sands - **25 miles**

Barnstaple Train Station - **19.6 miles**
Tiverton Parkway Station - **47 miles**

M5 (Junction 27) via A361 North Devon Link Road - **45.5 miles**
Via Dulverton **–41.6 miles**

Exeter Airport - **62 miles**
Bristol Airport - **97 miles**


MARRIAGE








































SINAI HOUSE
PRIVATE
CAR PARK




SINAI HOUSE CARPARK
ENTRANCE VIA SINAI HILL
VACANCIES

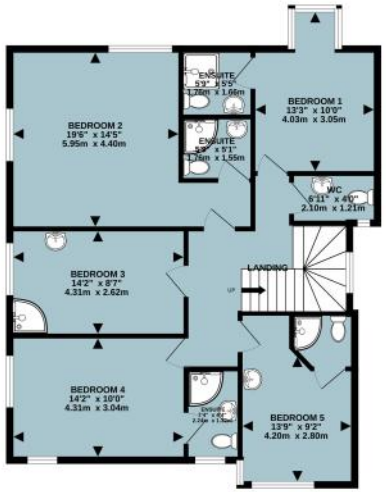
LOWER GROUND FLOOR
973 sq.ft. (90.4 sq.m.) approx.



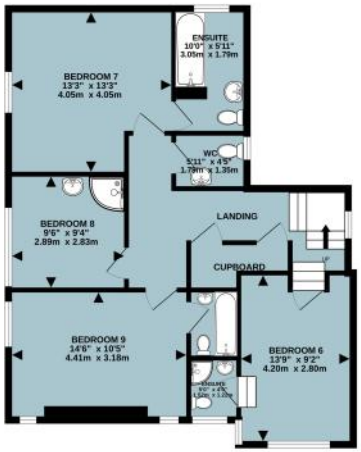
GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



1ST FLOOR
967 sq.ft. (89.9 sq.m.) approx.



2ND FLOOR
797 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 3738 sq.ft. (347.3 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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SERVICES - OUTGOINGS

Mains drainage, electricity and water are connected, with electric heating, an oil-fired boiler replaced in 2022/23, and an open fire. The property was fully rewired in 2017 and also benefits from an electric car charging point.

Currently operating as a well-established B&B/guest house, the property includes a premises licence and established website. All guest rooms are well equipped with flat-screen TVs with Freeview, tea and coffee making facilities, and hairdryers, etc. Fixtures, fittings and trading equipment are available by negotiation.

According to Ofcom, ultrafast broadband is available at the property, and there is coverage from multiple mobile phone networks. For more information, please see 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

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

The property can be approached on foot from Bottom Meadow car park, where the property is signposted, or via Sinai Hill and Lynway.

If using the latter route, proceed from our office down the steps from Castle Hill to Queen Street. Continue along the road for approximately 50 metres, then turn left at Horizon Coffee Company onto Sinai Hill, passing The Crown Hotel. Take the left signposted for Lynway and Sinai House Hotel. This route is also the vehicular access via Lydiate Lane.

Please note there is no access by car from the Lynbridge side of Lynway, which some sat navs may incorrectly direct you to use.

What 3 Words Location - ///burst.adopters.giggle

DIGITAL MEDIA LINKS

VIRTUAL TOUR

Property Reference #RSE0609

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