




**Seabreeze Cottage
Mars Hill, Lynmouth**

ALADDIN'S CAVE

Exmoor
Property



Seabreeze Cottage, Mars Hill, Lynmouth, EX35 6EF

Located opposite the harbour in Lynmouth, this beautiful, Grade two listed, thatched cottage has been lovingly restored and improved by the current owners. It is now arranged as a luxury sea-view flat with a balcony, and a cafe below let on a 5-year lease. The property currently produces over 7.5%pa ROI.

Price: £495,000 Freehold

From the pavement outside, the cafe is approached via a small paved area with space for two tables and chairs. A wooden stable-style door on the right opens into the cafe. A similar door on the left opens to an entrance hall for the flat above.

Cafe - Dining area

The cafe has a main dining area with space for tables and chairs. A delightful open hearth at the far end houses a woodburner with a bread oven to one side and bressumer beam above. (Mentioned in the Grade 2 listing.) A counter/servery with glass display cabinet. Door to kitchen.

Cafe - Kitchen

A galley-style kitchen. Door to rear opening to a shared pathway leading around the the front and to a storage shed.

Cafe- Storage

A block-built storage shed with power and light. A covered area outside used for a staff rest/dining area. Good-sized storage/freezer room. Separate WC.

cooler. Inset four-ring electric hob with extractor hood and light above, electric oven & grill below. Eye-level microwave oven. Recessed ceiling lights. LED lights mounted in the kick-boards allow a pleasant lighting effect in the evening.

Separate WC

Quality wood-effect flooring. Window to the rear. Chrome heated towel rail. Modern close-coupled WC. Small hand basin in a vanity unit, with modern mixer tap.

Bedroom

A light and airy double bedroom. Feature fireplace with fitted light. Fitted carpet. Two radiators. Wooden casement windows to the front and side with views over the harbour and seafront, respectively. Wall-mounted TV. Door, with exposed wooden lintel, opens to the en-suite shower room.

En-suite shower room

Quality wood-effect flooring. Opaque sash widow to the rear. Exposed wooden truss. Heated towel rail. Double-size shower cubicle with built-in shower. Towel shelves. Close-coupled WC. Wash basin in a wooden top, with chrome

The Flat

Entrance Hall

The wooden stable-style front door opens to a small entrance hall. Terracotta tiled floor. Radiator. Wall mounted meter cupboard. Hooks for coats. Interior door to stairs. Stairs, with fitted carpet, rise to the first floor.

First Floor Landing

A galleried landing, with fitted carpet, open to the living room, with doors to the bedroom, separate WC, and boiler cupboard (with modern electric boiler).

Living Room

Fitted carpet. Radiator. Ceiling hatch with access to loft area (not inspected). Open archway, with exposed wooden beam above, to the kitchen. Wooden French doors to the balcony, giving lovely views directly over Lynmouth Harbour and the bay beyond. Space for table and chairs. One step down to the kitchen.

Kitchen

A fully-fitted modern kitchen. Quality wood-effect flooring. Radiator. Wooden casement window to the front, with views across the harbour and a window-seat below. Range of floor-standing kitchen units with attractive marble worktops over and easy-close drawers. Butler sink with swan-necked mixer tap. Built-in fridge and dishwasher. Built-in wine

mixer taps. One painted stone wall. Tiled on three sides. Extractor unit.

Grade 2 listed

Seabreeze Cottage is grade 2 listed. For this reason, an EPC is not required. The full listing description can be seen at <https://historicengland.org.uk/listing/the-list/list-entry/1221155?section=official-list-entry>

Income

The current owners rent the flat throughout the year via Air B&B, using it themselves when vacant. The cafe is let on a five-year lease with, we understand around three years remaining. Together, the flat and cafe produce over £37,000 income a year. Council tax exempt (business rates apply).

For details and viewings, contact sole agent

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