

The Manor House







The Manor House,

Lynmouth, Devon, EX35 6EN

Village amenities & beach within a level walk

The Manor is an elegant Grade II Listed early 19th century residence accompanied by three cottages, further outbuildings offering scope for future development, generous parking & panoramic sea views

- Miniature Estate
- Exmoor National Park
- Outbuildings
- Grade II Listed
- Grounds of over 1 acre
- Lynmouth Seafront
- Manor House & Separate Coach House
- 2 Cottages
- Considerable renovation works still required
- Leasehold. Ground rent £30k p/a

Informal Tender £250,000

Stags Barnstaple

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SITUATION

Standing in a prominent seafront position within level grounds, the property enjoys an exceptional setting directly on the shoreline at Lynmouth. The twin villages of Lynton & Lynmouth, set on the coast of the Exmoor National Park, attract visitors throughout the year, drawn to the picturesque harbour, the celebrated Victorian water powered cliff railway, dramatic beauty spots such as the Valley of Rocks, and many miles of scenic coastal and countryside walks.

DESCRIPTION

Set in over an acre of private seafront grounds in Lynmouth, The Manor is an elegant Grade II Listed early 19th century residence accompanied by three cottages, further outbuildings offering scope for future development, generous parking and panoramic sea views. Formerly operated as a hotel, restaurant, café and care home, this miniature coastal estate presents wide ranging commercial or lifestyle possibilities (subject to consents). The property is sold with the remainder of a 120 year lease, carrying an annual ground rent of £30,000. Significant renovation remains to complete the works already begun.

From the street in Lynmouth, the Manor is approached along its own, private drive to a parking area with space for several vehicles. Further parking could be provided on a wide verge beside the drive and on the far side of the main house. Grounds of over one-acre surround the house with large, level lawns on one side and at the rear, which would be suitable for outside catering, marquees etc. Further tarmac areas give access to the Manor house, Coach House, Cottages and outbuildings. Please refer to the accompanying floorplan for the full layout and all measurements.

THE MANOR

A splendid detached early 19th century manor house standing in level lawned grounds and enjoying direct sea views

- 7 reception rooms
- 8 bedrooms
- 6 bathrooms

MANOR COTTAGE

Small cottage which could be incorporated into main Manor or kept as a stand alone unit

- Links into Manor House
- Two rooms downstairs
- Two bedrooms upstairs and bathroom.

THE COACH HOUSE

The Coach House

A separate coach house dwelling which offers spacious accommodation

- Partly renovated
- 7/8 bedrooms
- 2 bathrooms
- 3 Reception rooms
- *some areas unsafe to view
- Garden to rear

MERMAID COTTAGE

A two-bedroom cottage which has undergone some renovations. Attached to the Coach House. Garden to the rear.

THE OLD DISTILLERY

A two-story stone barn and former distillery with potential for further development (STP).













LEASE TERMS

125 years from 19/10/2015 - ground rent £30,000 pa.

Premium Paid: £98,500

Full repairing and insuring lease. Ground rent is £30,000pa. The tenant is obliged to carry out considerable renovations.

For the full lease terms and conditions please ask the selling agent who will be able to provide this.

Anybody wishing to pursue interest in the property will need to familiarise themselves with the terms of the lease, and we would strongly recommend seeking advice from a solicitor who can provide clear guidance on the implications and any obligations involved.

RENOVATIONS & SAFETY ON SITE

The property is currently undergoing extensive renovation works, and viewers must be aware that access is at their own risk. We strongly advise wearing appropriate, sturdy footwear when attending a viewing.

Certain areas of the buildings are unsafe and cannot be accessed or viewed under any circumstances. These restrictions are in place for safety.

VIEWINGS

All viewings must be accompanied by Stags Barnstaple - 01271 322833 or barnstaple@stags.co.uk

POTENTIAL USES

We understand the property's current planning designation is as a hotel, and it has previously been operated as a care home. A range of alternative uses may be possible such as a restaurant, café, self catering holiday complex, wedding venue, residential training centre, wellness centre, care home, or retreat centre - however, any such change would require formal planning permission for a change of use.

Historic Notes & Listing Further information regarding the building's history and listing can be found via the Exmoor National Park Historic Environment Record. To view the entry, visit: https://www.exmoorher.co.uk/Monument/MDE20966

SERVICES

Mains electric, water and drainage.

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

AGENTS NOTE

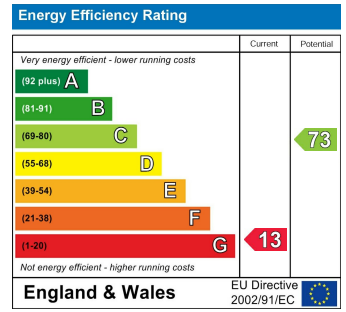
Council have given permission for the lease to be sold subject to their approval of the prospective tenant.

DISCLAIMER

Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1509706



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