



Marlborough Hotel

| ILFRACOMBE, DEVON

| **Carter Jonas**

**MARLBOROUGH
HOTEL
6-7 MARKET STREET
ILFRACOMBE
DEVON
EX34 9AY**

**Former hotel for sale in a
prime location within this
seaside town.**

- Walking distance of the beach and the towns facilities.
- The hotel was previously used as a House in Multiple Occupation (HMO).
- Sea views from the rear of the building.
- 22 bedrooms (11 with en-suite facilities).
- 2-bedroom owner's accommodation at lower ground floor.
- Facilities include a bar, dining room and former commercial kitchen.
- Potential to convert the property into residential apartments, subject to gaining the relevant planning consents.



LOCATION

Marlborough Hotel is located in the centre of Ilfracombe, within walking distance of the beach and the towns facilities which include; supermarkets, restaurants, harbour and a primary and secondary school. In addition, the independent West Buckland School near Barnstaple is 20 miles away. Boat trips are available to book from the harbour including a ferry service to Lundy Island.

The North Devon coastline is renowned for its excellent surfing beaches at Woolacombe, Croyde and Saunton Sands, all within easy reach of the property.

The South West Coastal Path runs through Ilfracombe which provides uninterrupted clifftop walks along the picturesque coastline.

Tourist attractions in North Devon include the former fishing village of Clovelly, RHS Garden Rosemoor at Great Torrington plus The Big Sheep and The Milky Way Adventure Park at nearby Bideford. The National Trust properties of Arlington Court and Knightshayes Court make ideal daytrips.

Exmoor National Park with its enhanced public access is extremely popular with walkers, cyclists and horse riders. Lynton and Lynmouth with its funicular railway, Doone Valley and Dunster with its Castle and original yarn market are popular attractions.

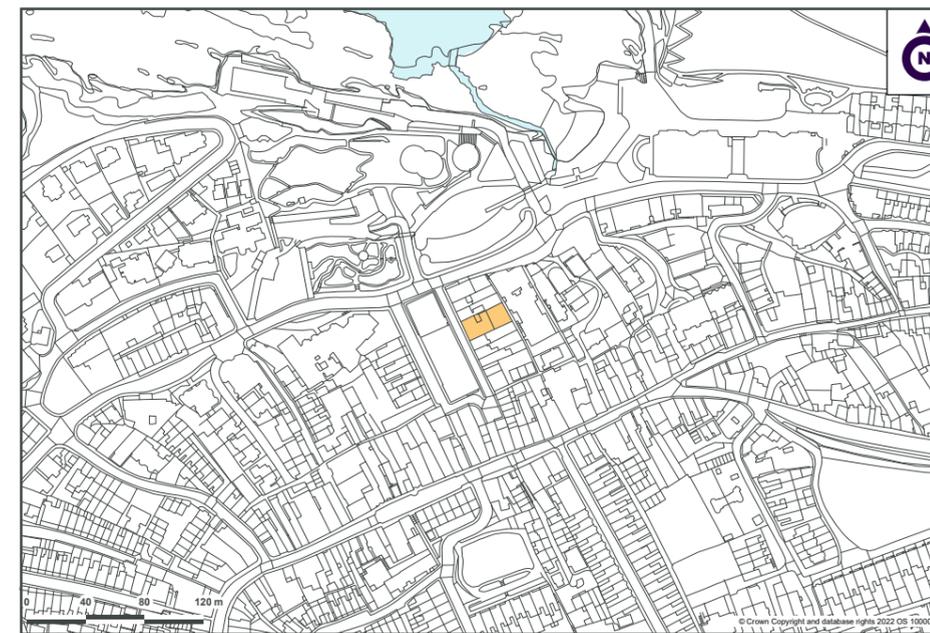
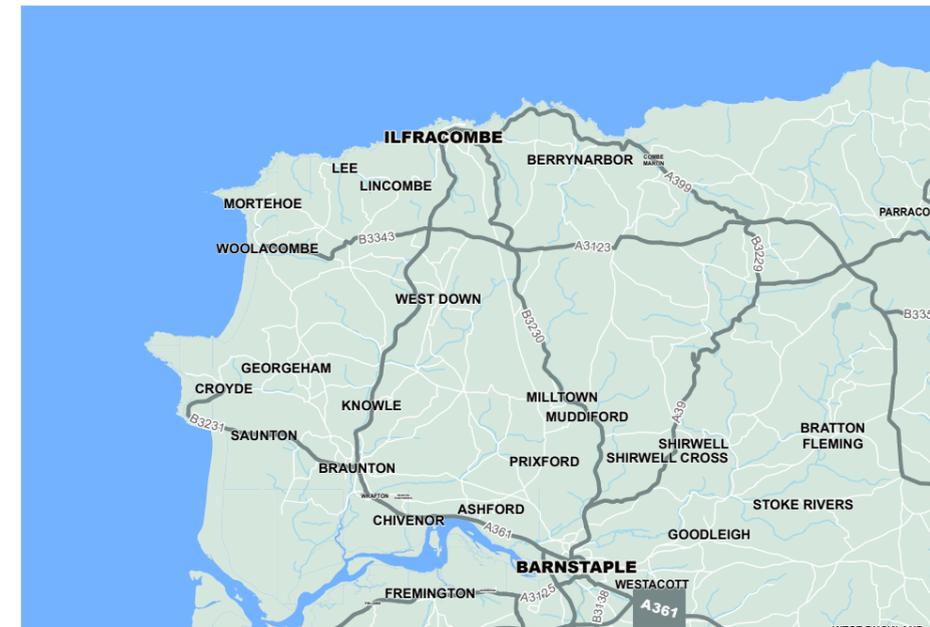


FLOOR PLAN

MARLBOROUGH HOTEL
6-7 MARKET STREET
ILFRACOMBE
DEVON
EX34 9AY

Approximate area: 7938 sq ft (737.4 sq m)

- No.6 Market Street
- No.7 Market Street



PROPERTY

The hotel was shut down by North Devon council in the summer of 2022 and at the time the property was being used as a House in Multiple Occupation (HMO). The property provides two interlinked premises that has previously traded as a hotel. At lower ground floor there is a 2-bedroom owner's accommodation plus a bar, dining room and the former commercial kitchens.

The gardens are mainly laid to patio and enclosed with gates out to a path which leads to Wilder Road. It should be noted there is no parking with the property due to its location within the town centre.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

The freehold interest is offered for sale at a guide price of £250,000 with vacant possession available on completion.

LOCAL AUTHORITIES

North Devon District Council
www.northdevon.gov.uk

EPC RATING

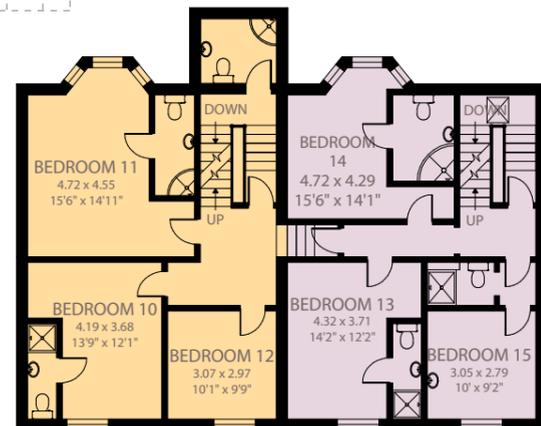
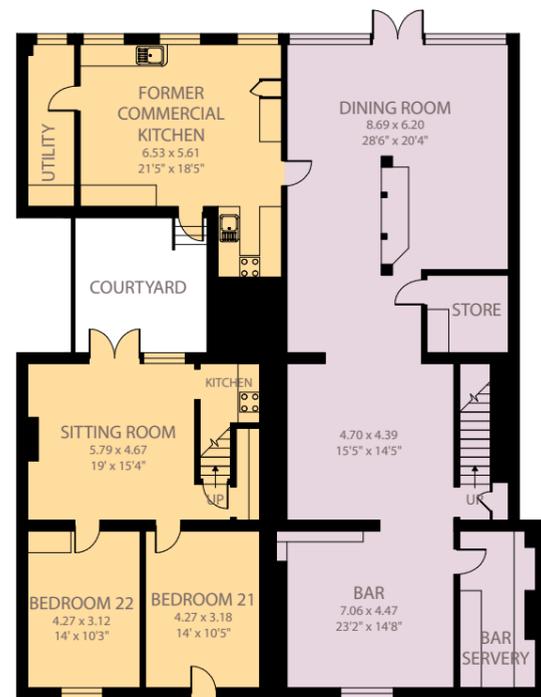
Awaited.

VIEWINGS

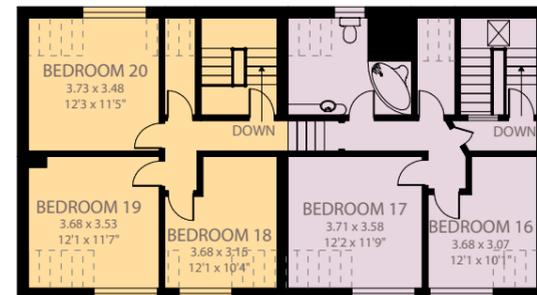
Strictly by appointment with agents
Carter Jonas.

For illustrative purposes only - not to scale. The position & size of doors, windows, appliances and other features are approximate only.

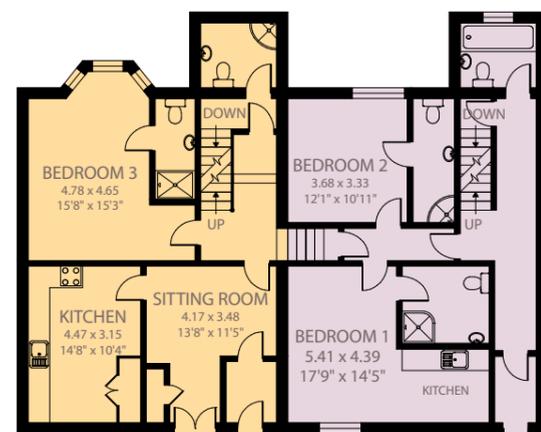
Denotes restricted head height



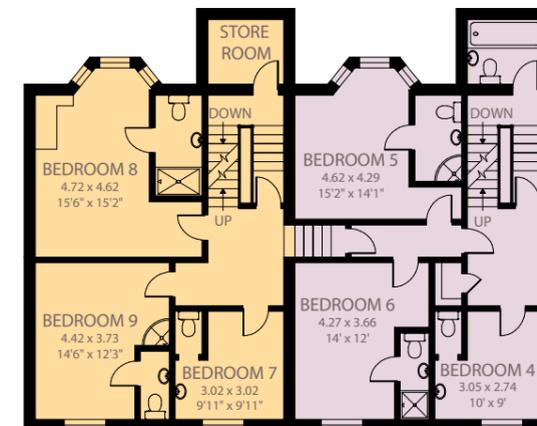
SECOND FLOOR



THIRD FLOOR



GROUND FLOOR



FIRST FLOOR

LOWER GROUND FLOOR



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