



1 Cross Street,
Lynton, Exmoor

Exmoor
Property

1, Cross Street, Lynton, Devon EX35 6HG

A beautifully presented two-bedroom, two-bathroom end of terrace stone house with sun terrace, in a quiet location in Lynton. Double-glazed with underfloor heating, equipped with air source heat pump and solar panel, this house offers comfortable eco living and low bills.

Price: £265,000 Freehold

From Cross Street, a double-glazed front door opens into

Entrance Hall

Spotlighting. Tiled mosaic floor. A wooden door with stained glass insets leads into an open-plan living space. Engineered oak floor and spotlights.

Sitting Room

Double-glazed windows with custom-made shutters to the front. Ceiling beams. Whitewashed brick fireplace with slate hearth and wooden mantel over. Wall-mounted control/thermostat for heating

Kitchen

Range of wall and base units with slate worktops over. Peninsula breakfast bar with pendant light fittings over. Electric oven. Induction hob with extractor fan and light above. Double-glazed windows to the rear with deep slate sill. Butler sink with swan-neck mixer tap over and slide-out utility unit under. Space for Fridge/freezer.

Roof Terrace

A low-maintenance suntrap, enclosed for privacy, with wrought-iron rails around. Satellite dish.

Bedroom One (sloped ceiling)

Stripped wooden floor. Double-glazed window with custom-made shutters to the rear. Vertical radiator. Ceiling light. Shelves. Loft Hatch, with pull-down wooden ladder for access.

Bedroom Two

Double-glazed windows to the front. Stripped wooden floor. Vertical radiator. Ceiling light. High shelves for storage on all walls. Ceiling light.

Bathroom

Stripped wooden floor. Engineered oak floor. Vertical radiator. Double-glazed window and sill with shutters to rear. Shower enclosure with built-in shower. Low level flush WC. Pedestal wash basin with splashback. Loft hatch.

Living Room

Double-glazed window with custom-made shutters to the front. Double-glazed window to the side. Wall-mounted control/thermostat for heating. Stairs with banister rise to first floor. Doors to Shower Room and Utility Room

Shower Room

Terracotta tiled floor. Ceiling and feature spotlighting. Double-glazed opaque window with sill to the rear. Low-level flush WC. Pedestal wash basin. Walk-in shower enclosure with built-in shower. Shelving unit. Plumbing for a washing machine.

Utility Room

Slate tiled floor. High shelves. Immersion water tank. Pressure vessels. Controls for solar panel and air source heat pump. Stable-style door with wrought-iron gate to the side.

First Floor

Studio/Home Office

A light room with stripped wooden floor and vaulted ceiling with open beams. Velux window to the rear. Double-glazed windows with custom-made shutters to the front and side. Vertical radiators. Doors to Bedroom One, Two and Bathroom. Double-glazed door to



Outside

To the rear of the house, accessed from Lydiate Lane, is a sloped concrete area with handrail to the right. Heat source pump. Space for bins/recycling containers. Outside tap. External power. Covered area leading to a vented wooden shed, currently used for storing logs etc.

Running costs

Good insulation and air-source heat pump (assisted by a solar panel) make this property efficient and economical to run. We understand the present owner pays around £75 per month for electricity, which covers heating, cooking, lighting and hot water.

Council Tax

Band B

For details and viewings, contact sole agent

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