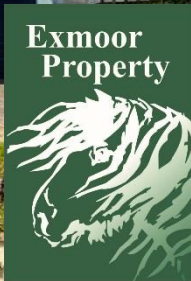




14 Grattons Drive,
Lynton, Exmoor



14, Grattons Drive, Lynton, Devon EX35 6LW

A very well-presented modern, detached house with three double bedrooms, two bathrooms, garage, parking and balcony, with spectacular sea and country views.

Located on the edge of the beautiful twin villages of Lynton & Lynmouth, in a private development on the Exmoor National Park coast. Solar panels and a generous feed-in tariff make this low-maintenance house warm, comfortable and economical.

Price: £475,000 Freehold

From the private road outside, a short concrete drive leads to the garage. A path rises to a block-paved area and the porch. There is a second generous-sized gravelled parking space to one side and a rockery garden. Gateways give access to both sides of the house.

Entrance Porch

A double-glazed door opens into the porch, with double-glazed window to the front and a further glazed door to the entrance hall.

Ground Floor

Entrance Hall

Fitted carpet. Radiator. Stairs to the first floor. Doors to bedrooms two and three, garage, shower room and utility room.

Bedroom Two

Fitted carpet. Radiator. Double-glazed windows to the front with sea views.

Bedroom Three

Fitted carpet. Radiator. Double-glazed windows to the side and rear, with garden view.

Garage

Living Room

A large room, with space for a dining table and chairs to the rear. Fitted carpet. Three radiators. Propane gas fire. Sliding double-glazed French doors to the front open onto a generous balcony with a glass balustrade offering spectacular views to the sea and surrounding countryside. Glazed door to kitchen. Sliding double-glazed French doors to the rear open into a conservatory/sun room.

Kitchen

Lino flooring. Radiator. Double-glazed windows overlooking the back garden. A range of wall and base kitchen units with worktops over. 1½-bowl, single drainer stainless steel sink unit with matching mixer tap. Integral fridge and freezer. Free-standing electric cooker. Extractor.

Conservatory/Sun Room

Fitted carpet. Radiator. Double glazed on three sides and with double-glazed French doors onto a rear patio and the garden.

Rear Patio

With non-slip resin-bound surface. Steps rise through well-planted rockery gardens to a further small patio area, with an area of astro-turf, giving access to the workshop.

Workshop

Concrete floor. Electric up-and-over door. Oil-fired central heating boiler. Power and light. Mains water tap.

Shower Room

Opaque double-glazed window to the rear. Three-piece shower room suite with corner shower cubicle and built-in shower; low-level flush WC, pedestal wash basin with mirror and light above. Chrome heated towel rail, wall-mounted hot air heater, extractor unit.

Utility room

A range of wall and base kitchen cupboards with worktop over. Single drainer stainless steel sink with matching taps. Cupboard for coats and boots. Radiator. Plumbing for washing machine. Low-level freezer. Glazed door to the rear porch.

Rear Porch/Boot Room

Radiator. Tumble dryer. Double glazed doors with access to both sides of the house. To the left is a rear yard with non-slip resin-bound surface leading to a side return housing the oil storage tank. To the right is a side return, with concrete steps to the rear garden.

First Floor

Stairs from the entrance hall rise to a small landing, with doors to the Living Room, Bathroom, Bedroom One and Airing cupboard.

Bathroom

Opaque double-glazed window to the side. Bathroom suite with panel-enclosed bath with Victorian-style mixer tap and shower attachment, wash basin in a vanity unit with mirror and light above, close-coupled WC. Chrome heated towel rail. Wall-mounted hot air heater.

Bedroom One/Office

Fitted carpet. Radiator. Large, double-glazed windows to the front with excellent sea and country views. Alcove suitable for dressing table or desk. Currently used as an office and occasional guest bedroom.



Built largely of concrete blocks, with a stone front. Stable-style door. Equipped as a workshop, with ample storage, but also suitable as good-sized office or hobbies space. Power and light connected.

Garden

The garden is well-planted with flowers and shrubs in a rockery style. Behind the property are allotments and beyond are open fields.

Services

Mains water, sewage and electricity. Super-fast fibre broadband connected. Solar heated hot water. Solar PV panels (with generous, index-linked, feed-in tariff.) Oil-fired central heating.

Solar Panels

12 solar panels provide most of the electricity needed by the property and a generous feed-in tariff delivers an annual income of around £2,000 per year. The tariff is index-linked. It is transferable with the house and, we understand, has a further 15 years remaining.

Solar Hot Water

A solar-heated hot water system on the rear of the roof provides warm water, reducing both the economic and ecological cost of producing hot water for washing and heating.

Council Tax Band E

For details and viewings, contact sole agent

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