

21 Lee Road, Lynton  
Exmoor

FOR SALE

Exmoor  
Property



# 21, Lee Road, Lynton, Devon EX35 6BP

An elegant south-facing family house, with six double bedrooms, three bath/shower rooms, gardens to front and back and off-street parking for three cars. Much improved by the current owners during an extensive refurbishment, yet retaining the all-important period feel of this spacious Edwardian property.

**Price: £475,000 Leasehold**

From the pavement outside, a wrought-iron gate opens to a stone-paved path leading up through the front garden.

## **Front Garden**

Well-stocked flower beds bordering a central gravel area. A south-facing suntrap paved patio, by the house.

## **Entrance**

The front door opens into an entrance porch and a glazed door leads through to the hall. Vintage tiled floor. Stairs to first floor. Doors to Lounge and Kitchen.

## **Lounge/Diner**

## **Living Area**

## **Bedroom Two**

Fitted carpet. Radiator. Double-glazed window to the rear overlooking enclosed side courtyard.

## **Bedroom Three**

Fitted carpet. Double-glazed window to the rear, overlooking the garden. Radiator.

## **Shower Room**

New shower room suite with large walk-in shower and built-in shower, wash basin in a vanity unit, low-level flush WC. Window to the side. Heated towel rail.

## **Second Floor**

## **Landing**

Fitted carpet. Radiator. Skylight. Built-in cupboard on landing with newly-fitted hot water tank.

Exposed wooden floor. Fireplace with tiled hearth and insets. Double-glazed windows in a bay to the front with curved window seating below. Radiator. Open double-doorway to

### **Dining Area**

Exposed wooden floor. Radiator. Single-glazed window to the rear, overlooking the enclosed side courtyard.

### **Kitchen**

A newly-fitted Wren kitchen, with a range of kitchen units, with worktops over. 1½-bowl white acrylic sink with brass mixer tap. Inset four-ring hob with double ovens below and extractor hood with light above. Space for fridge/freezer. Integral dishwasher. Window to the side. Open doorway to Utility Room/Pantry. Glazed door to rear hall and shower room.

### **Utility Room & Pantry**

Wooden door to enclosed side courtyard. Base kitchen units with inset 1½-bowl white acrylic sink with mixer tap. Space and plumbing for washing machine. Radiator. Shelving in pantry area.

### **Rear Hall/Boot Room**

Tiled floor. Door to shower room. Stable-style door to rear, giving access to the rear yard and garden

### **Shower Room**

Fully tiled on all four walls and floor. Large shower cubicle with electric shower. Pedestal wash basin. Low-level flush WC. Opaque window to the rear. Heated towel rail. Extractor unit.

### **Bedroom Four**

A large double bedroom to the front. Fitted carpet. Radiator. Two double-glazed windows with views across the village to surrounding countryside.

### **Bedroom Five**

Fitted carpet. Radiator. Double-glazed window overlooking enclosed side courtyard and garden.

### **Bedroom Six**

Fitted carpet. Radiator. Large double-glazed window to the rear, overlooking the garden.

### **Bathroom**

Newly fitted bathroom suite including bath with built-in shower above and mixer tap; wash basin on washboard table-top with mixer tap and shelves below; low-level flush WC. Window to the side. Heated towel rail.

### **Services**

Mains water, drainage, electricity. Oil-fired central heating. Fibre broadband to the house. EPC rating E Council Tax band E

### **Leasehold**

The property is held on a long lease, of originally 999 years, and now with 897 years remaining. Ground rent zero. No service charge.

## Rear Garden

A small concrete yard behind the house, with the outdoor boiler housing. Steps rise to the rear garden. A good-sized wooden deck area with ample space for outdoor dining. A further terraced area laid to lawn. Wooden steps, with built-in storage shed below, rise to the car parking area.

## Parking

A large area of hard standing, with plenty of space to park three vehicles. Oil storage tank. An access road leads via the side of the Lynton Town Hall to Lee Road.

## First Floor

### Landing

Fitted carpet. Radiator.

### Bedroom One

A large master bedroom with double-glazed windows in a bay to the front with curved window seating below, giving views to hills surrounding the village. Feature fireplace with tiled hearth and surround, mirror and mantle above. Two radiators.

**For details and viewings, contact sole agent**

# Exmoor Property

Church Hill, Lynton, Devon EX35 6HY

Tel: 01598 752 221

Email: [info@exmoorproperty.com](mailto:info@exmoorproperty.com)

[www.exmoorproperty.com](http://www.exmoorproperty.com)   [www.zoopla.co.uk](http://www.zoopla.co.uk)   [www.rightmove.co.uk](http://www.rightmove.co.uk)



Although we believe these details to be accurate, they should be treated as a general guideline only and do not constitute any part of an offer or contract. Purchasers should not rely on them as statements of fact, but must carry out their own inspection and enquiries.



