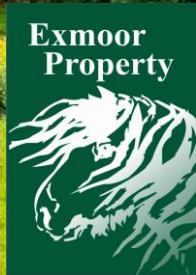




**Doone Cottage, Rockford, Brendon,
Exmoor**



Doone Cottage, Church Hill, Rockford, Brendon EX35 6PT

Your dream Exmoor country cottage. A 17th century, detached, four-bedroom stone cottage, in four magical acres of gardens and woodland. Beautifully renovated to provide all the comforts of modern living, while retaining all its charm. Located in the sought-after Brendon Valley with fishing rights on its own private stretch of river, and with a popular pub nearby.

Price: £849,500 Freehold

A detached, grade 2 listed, cottage built in 1688 of local stone with a slate tiled roof. Surrounded on three sides by lawned gardens and bordering the East Lyn River. A path leads alongside the river to the woods. Above the garden is a large, level parking area with a good-sized timber storage shed and space for six or more vehicles.

Approach

From the lane outside, Doone Cottage is approached through a wrought iron gate. Stone steps lead down through the garden and a stone path leads to the front porch.

Entrance Porch

Open stone and wood porch with a slate-tiled roof. A wooden front door opens into the Entrance Hall

Entrance Hall Slate-tiled floor with underfloor heating. Window to the front, overlooking the garden. Small alcove.

Fitted carpet. Radiator. Built-in cupboard with storage space and electric consumer unit. Large sash window to the front overlooking the garden.

Bedroom Three

Fitted carpet. Windows to the front and side overlooking the garden. Ceiling hatch with access to the loft.

Bedroom Four

A single room with fitted carpet. An irregular shaped room incorporating the chimney breast from the fireplace in reception one, below. Radiator. Casement window to the side.

Bathroom

Exposed wooden floor. Window to the side. Large walk-in shower cubicle with fixed -head and hand-held showers. A roll-top bath with ball-and-claw feet, side -fitted mixer tap with shower attachment. Low-level flush WC. Twin rectangular basins, with modern mixer taps, in a large

Two doors to reception room one. Further doors to the kitchen and pantry.

Kitchen

A doorway from the Entrance Hall leads down one step into the kitchen. Slate-tiled floor with underfloor heating. Window to the front. Range of wall and base units with wooden worktops over. Island unit with granite top and drawers below. Large electric Rangemaster, in a chimney recess, with extractor and light above. Butler sink with chrome swan-neck mixer tap. Tall fridge. Built-in dishwasher. Wooden door to the Garden Room

Garden Room

Slate-tiled floor with underfloor heating. Windows to the side and rear. A wooden door opens to the Utility Room. Two large, bi-fold doors open the room onto a slate-tiled patio.

Patio

A magical spot, with plenty of space for outdoor dining, looking down over the river and with access to the garden on two sides.

Utility Room

Ceramic-tiled floor. A range of wall and base kitchen units on one wall, with butler sink and swan-neck mixer tap. Space and plumbing for washing machine. Modern hot water tank. Wooden door to the garden. Wooden door to the Shower Room

Shower Room

Ceramic-tiled floor. Large, tiled shower cubicle with built-in shower. Low level flush WC. Round basin with chrome mixer tap, set in a wooden vanity unit. Extractor unit.

Sitting Room

wooden vanity unit, with mirror above. Two heated towel rails. Extractor unit.

Loft

Partially boarded with lighting. (not inspected)

Gardens

Mainly lawned gardens with mature planted borders and paved patios to one side and the rear. Stone steps and a sloping path lead up to the parking area. Timber shed. Wood-framed greenhouse. Gate to the river. Gate leading to the woods.

Woods

Approximately four-acres of woodland next to the river with a footpath along the river. An old, run-down shed in the woods is marked on the title plan.

Parking

A large parking area, approximately 60ft long by 35ft wide at one end and 15ft wide at the narrow end. Timber-built storage shed. A wooden five-bar gate gives access out onto the lane outside.

Fishing Rights

We understand that the cottage enjoys fishing rights along the river both above and below the cottage.

Grounds

The grounds (gardens, parking and woodlands) surround the cottage on three sides and extend to a little over four acres.

Two wooden doors with thumb latches. Slate-tiled floor with underfloor heating. Small display alcove in front wall. Three windows, one to the front and two to the side in deep recesses either side of the fireplace. The fireplace has a large wood burner with bronze hood and bressummer beam over. The beam is carved with the initials of the original owners of the cottage and the date (1688). Exposed wooden ceiling beams. Wooden door to the family room.

Family Room

Part of a later addition, added to the house in the 1930s, as evidenced by the higher ceiling and plenty of windows. Fitted carpet. Two radiators. Small wood burner in a fireplace with slate hearth. Four windows, two to the rear overlooking the river and one on each side. Ornate ceiling rose.

First Floor

Stairs, with fitted carpet, rise to the first floor landing

First Floor Landing

Fitted carpet. Radiator. Two windows to the rear overlooking the river. Doors to all bedrooms and bathroom.

Bedroom One

Three steps rise to the bedroom door. Fitted carpet. Two radiators. Four windows: two to the rear overlooking the river, and one each side, with views over the garden.

Bedroom Two



Rockford

Rockford, and its near neighbour Brendon, are tiny villages set in a beautiful "hidden" valley near the northern coast of Exmoor National Park. The village of Brendon, and the valley which shares its name, are well known to readers of Lorna Doone as the picturesque setting for RD Blackmore's classic adventure. Nearby are also Oare Church, Malmesmead and Robbers Bridge, which feature prominently throughout the book. Doone Cottage enjoys a peaceful setting, within its own grounds, but has neighbouring properties nearby. The Rockford Inn is nearby and the Staghunters Inn is about a mile away in Brendon village.

The twin villages of Lynton and Lynmouth are about three miles away and as well as their scenic cliffs and historic harbour, offer a good range of shops, pubs, restaurants, churches, a primary school, library and even a cinema.

For details and viewings, contact agent

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