

**Prospect Cottage  
Lynmouth, Exmoor**

**Exmoor  
Property**



# Prospect Cottage, Granny's Lane, Lynmouth, Devon EX35 6EH

**A very pretty, two-bedroom stone cottage, with sea views. Full of character and charm, in a tucked-away location near the harbour area of Lynmouth. Surrounded by its own private garden and close to all shops and amenities.**

**Price: £300,000 Freehold**

From a footpath known as Granny's Lane, a path runs behind shops and houses, to a wooden picket gate, where a concrete path leads to a covered wooden gate with a slate tiled roof. This opens into the garden. At the front of the cottage there are two delightful gravelled patio areas with plenty of space for outside dining. A porch, with part glazed front door opens into the living room.

## **Living Room**

Stripped wooden floor. Part-exposed stone walls. Built-in pine display bureau. Two radiators. Space for dining table and chairs. Stable-style door to the kitchen. Under-stairs open storage area. Two double-glazed casement windows to the front, one with a window seat and views across the rooftops to the sea. Small window to the side. Splendid stone fireplace with cast-iron grate. Slate hearth. Exposed beams. Stairs to the first floor.

## **Kitchen**

Stone flagged floor. Rayburn range in a chimney recess. Free-standing electric cooker. Double-glazed window to the front, with a sea view. Hand-crafted wooden sink with

A-frame trusses. Two bespoke cast-iron light fittings. Mezzanine area accessed by wooden steps. Attractive stone fireplace with cast-iron grate. Radiator.

## **Mezzanine Area**

Space for two-seater sofa. Dormer window with lovely sea views. Exposed ceiling beams and trusses.

## **Bedroom Two**

Exposed wooden floor. Exposed ceiling and wall beams. Fireplace with cast-iron grate, mantle and surround. Double-glazed windows to the front with sea views. Built-in corner cupboard. Built-in storage cupboard. Radiator.

## **Bathroom**

Exposed wooden floor. Window to the front with excellent sea views. Extractor unit. Panel-enclosed bath with wall-mounted electric shower. Period-style wash basin. Low-level flush WC with wooden seat. Chrome heated towel rail.

## **Attic/Storage Room**

wooden drainer and slate worktop. Range of wall and base kitchen units with worktops over. Built-in wooden corner-cupboard. Door to

### Utility room

Part-glazed door to the front garden. Block-paved floor. Ceramic butler sink. Space for fridge. Space and plumbing for washing machine. Door to

### Shower Room

Block-paved floor. Part exposed stone walls. Shower cubicle with electric shower. Window to the front. Extractor unit. Period-style wash basin. Period-style high-level flush caste-iron WC with ceramic bowl and wooden seat.

### First Floor

From the living room, stairs with fitted carpet rise to a half landing. Part-glazed door to the back garden. Exposed beams above the stairwell. Stairs rise again to the first floor

### First Floor Landing

Cottage-style doors with thumb-latches to bedroom one, bedroom two, and bathroom. Bi-folding wooden door to attic room. Casement windows to the rear. Airing cupboard with hot water tank

### Bedroom One

Exposed wooden floor. Two double-glazed windows to the front with delightful sea views. Exposed ceiling beams and

Exposed stone walls. Window to the rear. Window to the front.

### Garden

Surrounded by a wooden panel fence to the front and a high stone wall behind, the garden mainly consists of patios, paths and some mature trees and shrubs, and offers a good degree of privacy. Oil storage tank. An old part-stone, part-timber shed to the rear, houses the central heating boiler.

### Notes

#### Renovations

Renovations in the last few years include: Installation of oil-fired central heating system (boiler, tank and radiators); fully re-wired; new shower; double-glazed windows.

### Status

Until July 2024, Prospect Cottage was used for holiday-letting by the current owners. It also has full residential status, making the property suitable for a range of uses.

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

## Exmoor Property

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