



Our View “An individual property with gardens that must be seen to be appreciated”

A rare opportunity to acquire this detached property, positioned on a substantial private plot with potential for development, located in a sought-after cul-de-sac in the village of Kingskerswell

The accommodation begins with an entrance hallway providing access to the principal rooms, including a bright and spacious living/dining room situated at the front of the property. This room enjoys two large double-glazed windows to the front and one to the side, offering pleasant open views over the surrounding countryside. An opening leads to a further area that could be utilised as a study, featuring a double-glazed window to the front and an internal door back to the entrance hallway. A serving hatch connects the dining area to the kitchen. From the entrance hallway, you also access the kitchen/breakfast room, which features a double-glazed window to the rear from the breakfast area. There is a boiler and a cupboard housing the water cylinder. The kitchen is fitted with a matching range of wall and base-level units, a stainless steel mixer tap with sink and drainer, a ceramic hob with extraction hood and light above, a double oven, and space for a fridge/freezer. A double-glazed window to the side and a door from the breakfast area provide access to the rear garden. The entrance hallway also leads to three bedrooms—two doubles and one single. Both double bedrooms benefit from built-in storage and double-glazed windows to either the front or rear. The master bedroom enjoys delightful views to the front and includes access to a spacious en-suite shower

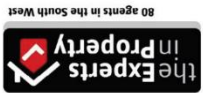
room comprising a low-level flush WC, pedestal wash hand basin with storage beneath, shower, bidet, and a separate dressing/vanity unit. The en-suite also features a window and inset spotlights. Additional features from the entrance hallway include a useful storage cupboard and access to a modern fitted bathroom suite comprising a low-level flush WC, pedestal wash hand basin, and panelled bath. An obscured double-glazed window to the rear provides natural light. A hatch in the hallway leads to a very spacious loft with significant potential for conversion (subject to planning). The loft includes a Velux window to the rear and a door leading to a separate room with a double-glazed window to the side, offering delightful views and a variety of potential uses.

Lyntor is positioned on a delightful plot of approximately 0.5 acres of well-presented gardens. To the front, gated access leads to a pathway rising to the main entrance, passing an assortment of colourful flowerbeds and mature hedgerow. A tarmac driveway situated at the side of the property provides ample off-road parking and leads to a detached garage with a metal electric up-and-over door. To the side of the property you'll find a deceptively spacious garden that must be seen to be appreciated. It offers a range of uses and potential for further development (subject to planning). A level section of lawn provides privacy, bordered by mature fruit trees and flowerbeds. At the rear, there is an enclosed garden laid to lawn with a wooden-built summer house and a separate wooden storage shed. A patio area with a pond enjoys delightful countryside views. Additionally, there is an external brick-built room offering a range of uses, including an

outside office with power and light. There is also access to an external toilet with storage and a further workshop. A pathway wraps around the entire property, leading to a further seating area ideal for outdoor dining or entertaining. This area includes an additional pond surrounded by pleasant flowerbeds and hedgerow.

- Detached property
- Living / sitting room
- Kitchen / breakfast room
- Three bedrooms (master ensuite)
- Bathroom
- Loft with potential
- Large gardens
- Driveway and detached garage
- Development potential
- Village location
- NO CHAIN





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

