



Oare Water Cottage



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Oare, Lynton, Devon EX35 6NU

Minehead 16.4 miles Lynton & Lynmouth 7.8 miles Taunton 39.5

A well presented 3 bedroom residence situated in a spectacular location with stables, outbuildings and paddocks set in 3.47 Acres,

- 3 Bedroom Residence in Superb Location
- Gardens and Paddocks. In All 3.74 Acres
- Stables and Parking
- Stunning Exmoor Views
- Wonderful Riding and Walking
- Exmoor National Park
- Freehold
- Council Tax Band D
- EPC E

Guide Price £685,000

Situation

Oare Water Cottage is situated in one of the most spectacular locations within the Exmoor National Park with wonderful steep sided valley scenery with rushing moorland streams. Oare is the the most westerly parish in Somerset situated in the beautiful valley of the Oare Water approximately 5 miles west of Lynton. The name Oare derives from Aere, meaning boundary, and it is mentioned in the Domesday Book as such.

Oare is superbly located to take advantage of the most wonderful countryside for waking and riding with also easy access to glorious sandy surfing beaches at Woolacombe, Croyde Bay, Putsborough and Saunton.

The scenery and local legends inspired Richard Dodderidge Blackmore to write Lorna Doone. His grandfather was rector at Oare from 1809 – 1842 and the author grew to love the local area from visits in his youth. Parts of the local Church, St Mary's, date back to the 14th Century

Oare is located about 3 miles east of the Exmoor village of Brendon with its popular local Inn. Nearby Malmsmead is just a few steps away with The Lorna Doone Farm Gift shop and Lorna Doone Inn. The twin towns of Lynton and Lynmouth linked by their famous Cliff Railway are about 6 miles offering a range of everyday shops and amenities. Porlock on the Somerset coast is a similar distance to the east. Minehead is about 14 miles away and Barnstaple the regional center for North Devon about 25 miles away.



Description

Oare Water Cottage is a smartly presented three bedroom single story property with 3.47 acres, stables, outbuildings and detached one room annexe.

Accommodation

The property is accessed via a pleasant conservatory which leads into a well presented kitchen which benefits from lovely views across the valley. The kitchen leads into a large spacious sitting room with attractive fireplace with log burner and french windows providing direct access into the gardens and also beautiful far reaching views across the valley. The sitting room also has ample space for a dining area as well. All leading off the sitting room are three double bedrooms and two bathrooms, which are one shower room and one bathroom.

Outside

The property is approached via a sweeping tarmacked driveway and the land is 3.47 Acres in total . The land comprises of gardens mostly laid to lawn and well fenced useful paddocks. The stables are ideally placed in relation to the paddocks, with additional storage and tack rooms along with a useful shelter. The riding from opportunities from the property are amazing and there is ample space for parking with lots of room for various vehicles and trailers if required.

Services

Private water supply by boar hole, oil fired central heating, mains electricity.

Drainage - Private drainage via septic tank.

Ofcom predicted broadband services: Standard - Download 1Mbps, Upload 13Mbps.

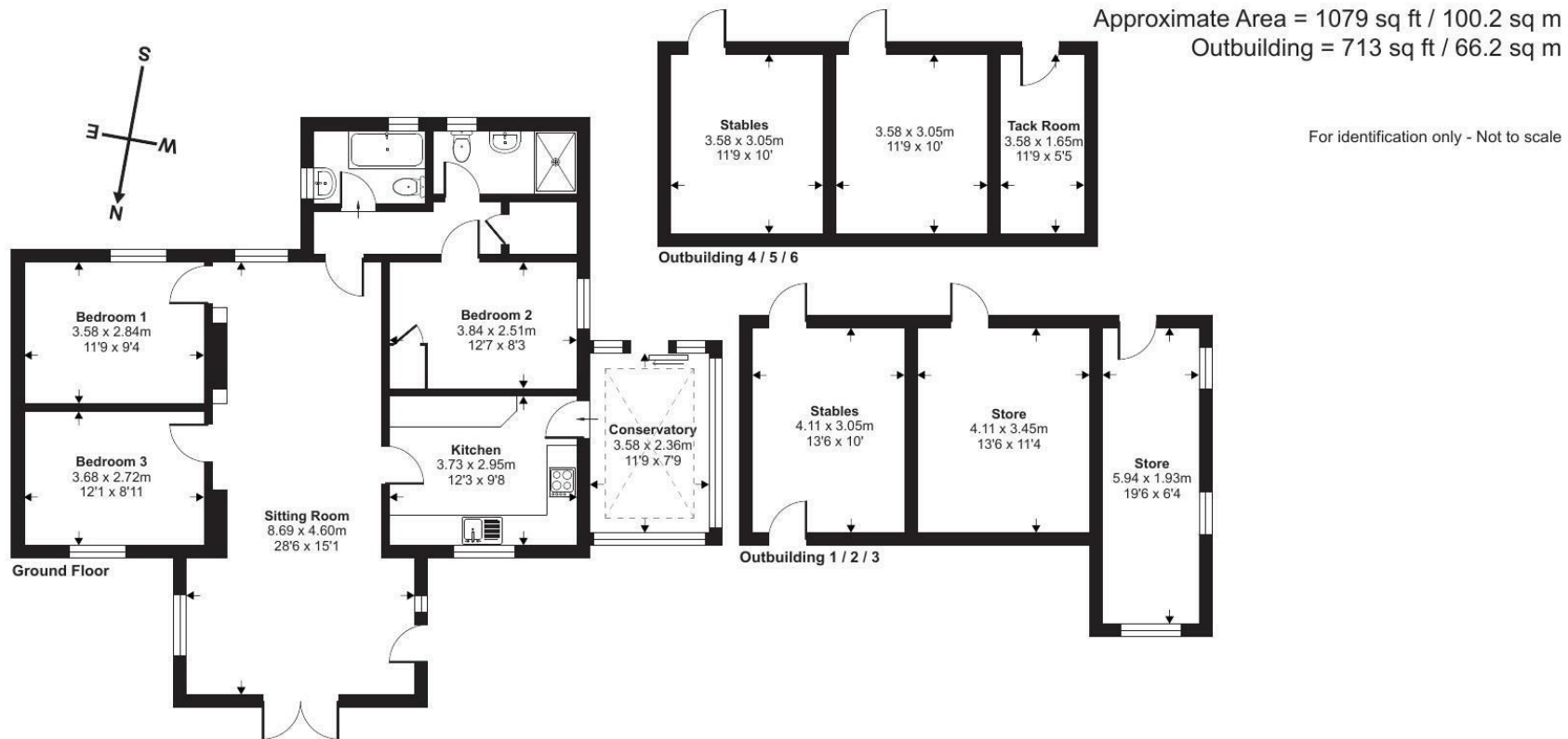
Ofcom predicted mobile coverage for voice and data: Internally: Nil. Externally Voice & Data: Three, Voice only: EE, only

Covenants and/or restrictions There may be restrictions / covenants listed on the Land Registry Title deed, please ask your solicitor to review title and advise you further.

What3words

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RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2024. Produced for Stags. REF: 1119528

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		100
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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