



Kingford House



# Kingford House

Longmead, Lynton, Devon, EX35 6DQ

Lynton Town centre & Valley of the Rocks within walking distance.

A fine detached Edwardian residence within Exmoor National Park close to local amenities & coastal walks.

- Porch, Hall, 3 Reception Rooms
- New bespoke Kitchen, Utility Room
- Oil Central Heating, Double Glazed
- Studio. 0.32 Acre well tended gardens
- Council Tax Band F
- 6 Bedrooms, 6 Bathrooms
- Original character features
- Garage, Ample additional parking
- Really needs to be viewed
- Freehold

Guide Price £845,000

## SITUATION & AMENITIES

In a unique location within easy walking distance of the heart of Lynton enjoying views across the town to open countryside beyond. Local amenities include a good selection of pubs and restaurants, shops, small supermarkets and tea rooms. Lynton is twinned with the pretty village of Lynmouth, set on the banks of the River Lyn overlooking the sea and reached by a cliffside railway. The Valley of the Rocks is literally within level walking distance offering access to many miles of coastal walks and stunning unspoilt countryside which the surrounding Exmoor National Park has to offer. More extensive shopping facilities and amenities are available at the larger town of Ilfracombe (about half an hour) and the Regional centre of Barnstaple (about 45 minutes). The world-renowned surfing beaches at Woolacombe, Putsborough, Saunton [also with Championship golf course] and Croyde are also about 45 minutes by car. The North Devon link road (A361) is about 40 minutes drive and eventually joins the M5 Motorway network at Junction 27 where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The nearest International airports are at Bristol and Exeter. There are excellent state and private schools within the area.

## DESCRIPTION

This substantial individual detached character residence presents mainly painted rendered and stone elevations with double glazed windows [many of which are newly installed black aluminium framed] beneath a slate roof which was replaced in 2013 (when the solar panels were also added and new boiler installed). The well presented accommodation, which is arranged over 3 storeys, retains original features which sit well with 21st century refinements including a recently fitted bespoke quality kitchen with appliances, upgrade of the oil fired central heating with feature cast iron radiators to the reception rooms and under floor heating in the kitchen and utility room. Many of the rooms have feature, Farrow & Ball, painted walls. It is our understanding that the property can be used either as a guest house [as it was in the past] or principal residence but planning conditions particularly state for the 'avoidance of doubt the dwelling will not be occupied as a second home or for use as a unit of holiday letting accommodation'. Externally there is ample off road parking, a detached garage/workshop and well tended south facing gardens of good size.



## GROUND FLOOR

Replacement double glazed front door [on order] to ENTRANCE PORCH, half glazed Inner door [on order] to ENTRANCE HALL with cupboard under stairs. SITTING ROOM with bow window, ornate plaster cornice and ceiling rose, oak parquet flooring and window cill, cast iron radiator. DINING ROOM bay window, feature fireplace with fitted wood burner, oak surround,, half oak panelled walls oak parquet flooring, ornate plaster cornice, ceiling rose and frieze above fireplace. Open wooden framed squared arch to KITCHEN fitted with an extensive range of hand painted wooden units in a grey theme topped by Brazilian slate work surfaces. There are ample base and wall cupboards, including double larder cupboard, twin Belfast sink with quoker tap, Fitted appliances are generally by AEG and include a pair of electric ovens flanking a coffee machine, warming oven, induction hob, integrated dishwasher and there is space for an American style fridge/freezer. Limestone flooring, bi fold double glazed windows. UTILITY ROOM also with limestone flooring, range of base units topped by Brazilian slate work surfaces, space for two appliances and plumbing for washing machine, replacement double glazed door to garden. CLOAKROOM with copper basin, slate splashback, low level WC, ladder style heated towel rail, coats pegs with hat rack over, painted wood panelled walls, slate flooring. STUDY Cast iron radiator. Original staircase rising to:

## FIRST FLOOR

LANDING built in linen cupboard and separate airing cupboard. BEDROOM 1 views to front, curtained off clothes hanging recess and EN-SUITE SHOWER ROOM. BEDROOM 2 with bow window and views to front, EN-SUITE SHOWER ROOM. BEDROOM 3 built in double wardrobe, EN-SUITE SHOWER ROOM. BEDROOM 4 open fronted wardrobes to one wall. BATHROOM/SHOWER ROOM with cast iron bath, tiled cubicle with Triton unit, wash hand basin, WC.

## SECOND FLOOR

SITTING AREA/ LANDING, 3 built in storage cupboards. BEDROOM 5 with views to front, EN-SUITE SHOWER ROOM. BEDROOM 6 range of fitted wardrobes, views to front, EN-SUITE SHOWER ROOM.

## OUTSIDE

The property is approached from the road over a tarmac drive which runs on to the right hand side and along the front and providing ample parking for 6/7 vehicles. The front garden is attractively landscaped, laid to lawn with central pond/water garden and rockery feature and bounded by colourful well stocked, rustic edge flower borders, with several specimen shrubs including camellia and azalea. There are ornamental electric lights, concealed oil tank and access via a five bar gate to the GARAGE AREA, the garage has an up and over door, power and light connected. There is access to a dry CELLAR, which runs beneath the study and is used for storage. There is also a boiler house which accommodates the oil fired boiler. DETACHED LAUNDRY ROOM with plumbing for several washing machines, work surface, wall cupboards and separate freezer store. ALUMINIUM FRAMED GREEN HOUSE, A glass balustrade screens the first level of the garden, above this is a recently constructed generous sun terrace, bounded by a retaining wall and overlooked by a DETACHED STUDIO (18 x 10ft) with double glazed doors and windows. A further level rises up to a wooded area on the rear boundary, the garden is wall and hedge enclosed providing a good deal of seclusion and privacy.

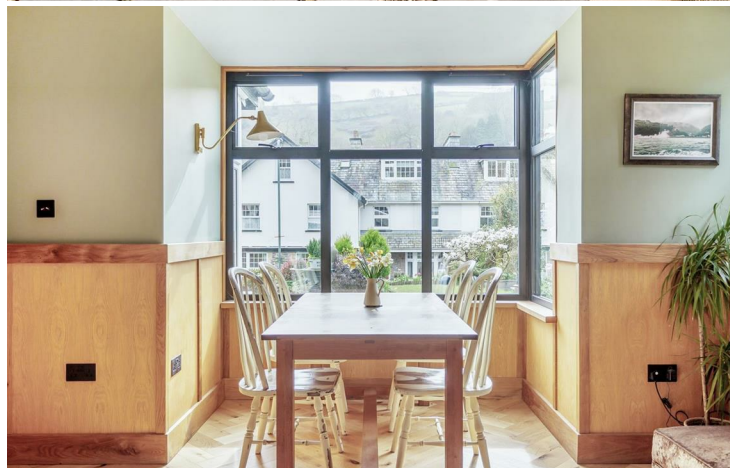
## SERVICES

Mains drainage, electricity and water. Oil fired central heating, Solar panels provide supplementary energy and income from the National Grid. Super fast broadband is understood to be available. There is an electric car charger point on the premises..

## DIRECTIONS

From Barbrook, turn left at the Petrol Station signed Lynton and continue for about ¾ of a mile and eventually bear left once again signed Lynton. Climb the hill, drop down the other side and as you enter Lynton you will arrive at a T junction with Lee Road, bear left here towards Valley of the Rocks and the property will be found within a short distance on the right hand side.

WHAT3WORDS///projects.courts.applies



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



## Valley Of The Rocks Nearby



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		36	71
England & Wales		EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833

Approximate Gross Internal Area = 258.7 sq m / 2785 sq ft  
 Outbuilding = 9.7 sq m / 105 sq ft  
 Total = 268.4 sq m / 2890 sq ft

First Floor

Second Floor

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1057997)