



2 Police Houses







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Hollerday Drive, Lynton, Devon, EX35 6HQ

In centre of sought after Exmoor town, also within walking distance of coastal/river walks.

A simply stunning three bedroom detached residence with breath taking views over Exmoor, Lynton & Lynmouth and the Bristol Channel. Easy access to town centre and amenities.

- Dramatic views of coast and Exmoor
- Versatile living space
- Wrap around garden
- 3 Double Bedrooms
- Freehold
- Central, convenient location
- Garage & off street parking
- Roof Terrace
- Spacious sitting/dining room
- Council Tax Band C

Offers In Excess Of £995,000

Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | barnstaple@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION AND AMENITIES

In a prime elevated, imposing situation with breath-taking views that would be hard to beat across the whole of North Devon. Local amenities are close by including the cliff railway. The twin village of Lynmouth with its sea front and further amenities is also easily accessible. Lynton and Lynmouth are where Exmoor meets the sea. North Devon's regional centre, at Barnstaple, Minehead across the Somerset border and North Devon's famous surfing beaches are all less than an hour by car. The North Devon link road can be reached in about 45 minutes and leads on in a further half an hour or so to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of Trains to London Paddington in just over 2 hours.

DESCRIPTION

2 Police Houses is a detached residence which presents elevations of white painted render beneath a slate roof. We understand that the property was originally built in 1936 but has been modernised and extended in recent years. The accommodation has been remodelled and arranged to make the most of the breath-taking views including a triple aspect lounge / dining room, with floor to ceiling double glazed windows and roof terrace above. Externally the gardens have been designed with ease of maintenance in mind.

GROUND FLOOR

FRONT PORCH Recently added with UPVC doors and windows and large tile slate flooring ENTRANCE HALL Stairs to the first floor SITTING/DINING ROOM Triple aspect room with full height UPVC windows and patio doors, wide plank, solid oak flooring, part under floor heating, fitted shelving and cupboards KITCHEN Ample work surface with fitted storage above and below, tiled splashback, Stainless steel 1.5 bowl sink with window to rear elevation with views over the Cliff Railway and sea beyond, ceramic 4 ring hob with extractor fan over and double oven below, dishwasher, tall fridge freezer, washer/dryer and travertine tile flooring leading to REAR HALL Under stairs cupboard CLOAKROOM WC Hand wash basin BEDROOM 3 Large dual aspect double room with fitted corner shower unit.





FIRST FLOOR

LANDING Loft hatch to a boarded and insulated storage space MAIN BEDROOM Large dual aspect double room with incredible views over the bay and Countisbury Hill whilst the front aspect has views over the town and countryside beyond, UPVC door opening onto the Roof Terrace with faux grass flooring, glass balustrade with chrome railings. DRESSING ROOM with fitted storage and airing cupboard housing the hot water cylinder. BEDROOM 2 Large dual aspect double room with excellent views, walk-in wardrobe, FAMILY SHOWER ROOM Beautifully finished, fully tiled walls and flooring, stylish curved cubicle with mains fed shower, WC and hand wash basin with storage below.

OUTSIDE

The property is accessed from a shared footpath. The front garden has been designed to be easily maintained, with flagstone paving and raised rockeries. The outside space benefits from intelligently placed lighting with is both decorative and practical, has ample seating areas and contemporary water feature. There are steps leading to the top of a stone mound with flag pole with cannon at the base. The flagstone paving leads around the side and to the rear of the property where there is an area mainly laid to lawn with mature shrubs, an oil storage tank and recently installed oil boiler. SEPARATE GARAGE Up and over door, Eaves storage, light and power. Off street parking for 2 cars.

SERVICES

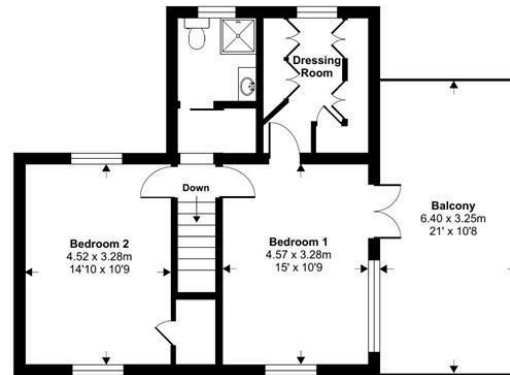
Mains electricity, water and drainage, oil fired central heating. According to Ofcom; Ultrafast internet services are available and mobile service should be available inside the property with all networks.

DIRECTIONS

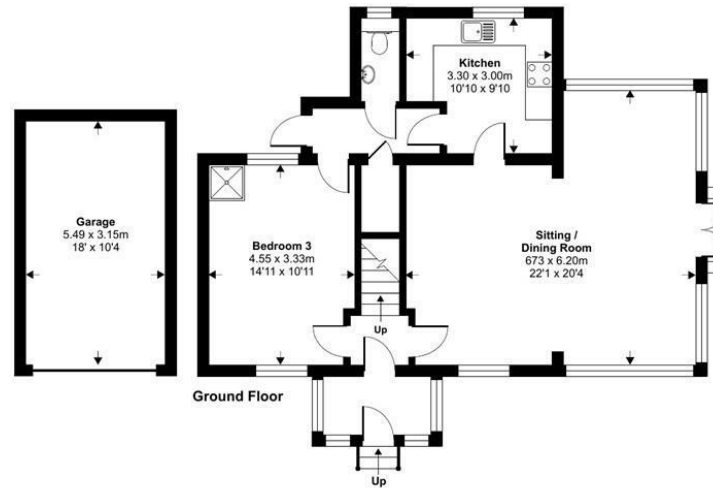
As you enter Lynton on Lee Road, continue to the centre of the town, upon reaching the Town Hall take the lane to the right (Hollerday Drive). Continue until you reach a stone cottage then turn right, continue to a block of 3 garages. No 2 Police Houses can be found following the footpath to the right.

What3Words [///perusing.typical.wiggles](https://www.what3words.com/)

Approximate Area = 1336 sq ft / 124.1 sq m
 Garage = 186 sq ft / 17.3 sq m
 Total = 1522 sq ft / 141.4 sq m
 For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (PMS2 Residential). © nrichcom 2022. Produced for Stags. REF: 817317



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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