



Ferndale
Cottage



Ferndale Cottage

Ferndale Cottage

Summerhouse Path, Lynmouth, Devon, EX35 6ES

Lynmouth beach/village within walking distance. Barnstaple 19 miles.

Ferndale Cottage is a charming stone cottage ideally located on Summerhouse Path, within a short walk of Lynmouth Harbour.

- Recently renovated and refurbished
- Successful holiday let
- Kitchen/Dining Room
- Sitting Room, Bathroom
- 3 Double Bedrooms
- Stylishly decorated
- Air source heat pump
- No onward chain
- Currently business rated
- Freehold

Guide Price £350,000

SITUATION AND AMENITIES

Ferndale Cottage is nestled perfectly on Summerhouse Path, a residential walkway, within a short walk of Lynmouth Harbour. Perfectly placed on the edge of Exmoor National Park, there is excellent accessibility to explore the breath-taking and unspoilt moors, wooded valleys, sparkling waterfalls and cascades, where eventually, the river meets the sea. The twin villages of Lynton and Lynmouth are situated on the North Devon coast, approximately mid way between Ilfracombe and Minehead. Lynmouth itself boasts a small harbour, beach, as well as a good range of select shops, inns and restaurants, all within an energetic 10 minute walk. The regional centre of Barnstaple houses the areas main commercial, entertainment, leisure and shopping venues and is just over 19 miles. The A361 Link Road is about half an hour leading through to Junction 27 of the M5 in a further 30 minutes where Tiverton Parkway offers a fast service of trains to London Paddington in around 2 hours.

DESCRIPTION

A charming end of terrace period cottage which presents elevations of painted stone and double glazing under a slate roof. The property has undergone substantial renovation in recent years, including rewiring, replumbing, some floor and wall insulation, new central heating system and air source heat pump. Sympathetically stylish decoration is complemented by modern refinements, including underfloor heating on the ground floor. Currently run as a successful holiday let, Ferndale Cottage is an ideal investment or suitable first time purchase or second home.



GROUND FLOOR

Step down to KITCHEN through UPVC stable door. Two windows to front aspect and two windows to side elevation, slate flooring with underfloor heating, attractive pendant lighting. A modern fitted kitchen with ample granite work surface, with storage below, integrated appliances including a four ring induction hob with extractor over, electric oven set in an old fireplace, one and a half bowl stainless steel sink, low level fridge freezer and washing machine/dryer, handy storage cupboard below the stairs, door-through to HALL with window to side elevation, stairs to first floor, door through to the SITTING ROOM A dual aspect room with high ceilings, window to rear and side elevations, a feature fireplace with electric fire, continued slate flooring with under floor heating.

FIRST FLOOR

LANDING Stylish column radiator, stairs up to second floor, door through to BEDROOM 1 A dual aspect room with windows to rear and side elevation sea views, over rooftops and delightful woodland views in the Tors Park direction, feature fireplace, tall column radiator. BATHROOM Window to side elevation, a very stylish 4 piece suite comprising; pedestal hand wash basin, freestanding roll top bath, corner shower shower with metro station tiles and traditional fittings, WC, column radiator and feature fireplace. There is waist level wooden panelling, attractive patterned wallpaper, airing cupboard housing a sizeable 250 litre pressurised hot water tank heated via the air source heat pump.

SECOND FLOOR

LANDING with window overlooking Lynmouth, loft hatch and column radiator, door to BEDROOM 2 Window over looking Lynmouth, currently arranged as twin room with patterned wallpaper and tall column radiator. BEDROOM 3 Spacious double room with the attractive view over Lynmouth and Hillside, tall column radiator, patterned wallpaper and space for storage.

SERVICES

We understand that the property benefits from mains electricity, water and drainage with air source heat pump.

According to Ofcom Gigabit broad band is available, mobile services are likely in the vicinity.

DIRECTIONS

On foot, with the Lynmouth Harbour behind you, turn into Watersmeet road, after short distance, with Lyndale tea rooms on your left, take the raised pathway on the right, signed Summerhouse Hill. Continue up the path for approximately 20 yards and turn right onto Summerhouse path, where Ferndale Cottage can be found on the right hand side with table and chairs outside the front.

WHAT3WORDS///historic.equity.enable

LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or rentals.northdevon@stags.co.uk.



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.



Approximate Area = 804 sq ft / 74.6 sq m
For identification only - Not to scale

Ground Floor

First Floor

Second Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Stags. REF: 1124727



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	43	75
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833