



Bridge Cottage







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Brendon, Nr Lynton, North Devon, EX35 6PS

On the fringe of Brendon surrounded by the beauty of Exmoor. Lynton/Lynmouth beach, 3 Miles.

A particularly charming detached character residence together with riverside gardens, paddock, woodland & extensive river frontage, with fishing rights, situated on the fringe of a timeless Exmoor village.

- Hall, Cloakroom, 2 Reception Rooms.
- Kitchen/Breakfast Room with Aga.
- 4 Bedrooms, 3 Bathrooms
- Could suit dual occupation.
- Could suit home/income use.
- Integral garage with potential.
- Ample parking. Summerhouse/Cabin.
- Beautiful grounds. Extensive river frontage.
- Tender date 9/8/24. Council Tax Band F
- 2.76 Acres . Freehold.

Informal Tender £1,000,000

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SITUATION & AMENITIES

Brendon is near the Northern coast of Exmoor National Park in the valley which shares its name, well known to readers of Lorna Doone as the picturesque setting for R.D.Blackmore's classic adventure. Avid readers may know that this property was even mentioned in the book! Also nearby are, Oare Church, Malmsmead and Robbers Bridge which also feature primarily throughout the book. Stag Hunters Inn is within a short level walk. The twin villages of Lynton and Lynmouth are about 4 miles and, as well as their scenic cliffs and historic harbour, they offer a good range of shops, pubs, restaurants, primary school, library and even cinema. Exmoor National Park offers over 260 square miles of dramatic scenery including some of Britons highest cliffs, steep wooded valleys, rolling pasture and mile after mile of open moorland, a haven for a wide range of wildlife including deer, Exmoor ponies, buzzards and other birds of prey. Exmoor's reputation of one of the finest areas of England for those interested in walking and riding is richly deserved. We understand that all main supermarkets deliver to the area. It is about a 50 minute drive to Taunton where trains to London take 1 hour 50 minutes. The Regional centre of Barnstaple is about 45 minutes by car. The surfing beaches of Woolacombe, Saunton and Croyde are all within the hour. For experienced surfers, Lynmouth also offers a superb break, under the right conditions. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

Bridge Cottage presents elevations of stone beneath a slate roof, with terracotta ornamental dragon detailing, all windows are double glazed. We understand that the property dates from 1850 and was an estate property, originally the village Blacksmith's home and forge, there is also the original blacksmiths weathervane on the roof. Remarkably, the property is not listed and has been remodelled and extended over the years. The accommodation which is arranged over two storeys, is characterful and versatile. There is scope to utilise it as one four-bedroom home, as at present, or for dual occupation or various home/income uses, such as B&B, partial Air B&B/holiday let or by parts of the same family. There is also an integral garage which offers scope for conversion to additional accommodation (subject to planning permission), as there is otherwise ample additional off-road parking. There is a level, well-tended, secluded garden to the right of the house and dense mature hillside woodlands (providing a good supply of fuel for the wood burners) to the left and above the house. At the top of this is a detached timber summerhouse with delightful valley views. Across the lane, there are further components which include a car park for several vehicles, large shed (possibly with potential to replace, subject to planning permission), additional riverside gardens, extensive river frontage, two islands within the river, field (ideal as a camping field perhaps), with copse and separate kitchen garden, also with access to a former Pack Horse bridge. There are single bank fishing rights for two rods, for ¾ mile, as far as County Gate, as well as extensive river frontage either side of the property. The total area extends to around 2.76 acres. There is something for everyone at Bridge Cottage which is a very special property, often sought by seldom found.

METHOD OF SALE

The property is being offered for sale by Informal Tender/Sealed bids. The target date is noon on Friday 9th August. Tender forms are available from the selling agents.

To arrange a viewing appointment prior to the tender date please contact the office on 01271 322 833 / barnstaple@stags.co.uk

GROUND FLOOR

Front door to ENTRANCE HALL stone flagged flooring, fitted cupboard, cupboard under stairs, main staircase rising to first floor. CLOAKROOM low level WC, wash hand basin. DINING ROOM with shelved recess/bar, built-in cupboard with shelving above, inner lobby with steps down to SITTING ROOM. The original forge room with inglenook fireplace, fitted multifuel stove, bressumer above, stone surround, built-in cupboard, shelved recess, cupboard beneath. Above the cupboard is a piece of timber which features brand marks for the local farmers, dating back to when the property was the forge. Stable door to front. The timber rails and wrought iron work leading into the room, was the last job completed by the blacksmith. KITCHEN/BREAKFAST ROOM in a pine theme with marble effect rolled edged work surfaces, single drainer twin bowl stainless steel sink unit, Smeg electric oven and four ring LPG hob, plumbing for dishwasher, LPG fired AGA for cooking, partial heat and domestic hot water, also with double oven, cupboard housing pre-lagged cylinder for one part of the property. The AGA is within a stone fireplace with brick arch highlight, there is space for upright fridge/freezer and space for breakfast table. REAR UTILITY HALL plumbing for washing machine, Belfast sink, Worcester wall mounted LPG boiler (replaced in 2023) and fuelling the second system within the property, stable doors at both end to garden.





FIRST FLOOR

Cupboards above staircase, hatch to insulated loft space with light. MASTER BEDROOM 1 fine views over the river below, built-in wardrobe, further double wardrobe with cupboards above. EN-SUITE BATHROOM with corner bath, hand held telephone style shower attachment, bidet, pedestal wash basin, low level WC, tiled shower cubicle, wall mirror, toiletries cupboard, ladder style heated towel rail/radiator. BEDROOM 2 fine views overlooking the river, wash hand basin, airing cupboard housing lagged cylinder. The secondary staircase rises from the inner lobby, between the dining room and the sitting room to LANDING loft access, insulated and with light. BEDROOM 3 overhead storage cupboards, CCTV controls, built-in double wardrobe, cupboard with cupboard above, pedestal wash basin, views over the river/village. BEDROOM 4 similar views to other bedrooms, pedestal wash basin, double wardrobe, cupboard above. EN-SUITE wood panelled bath, telephone style mixer tap/shower attachment, low level WC. FAMILY SHOWER ROOM tiled shower cubicle, wash hand basin, low level WC, extractor fan.

OUTSIDE

To the front the INTEGRAL GARAGE features an arched aperture with double doors fitted, power and light, currently utilised as a workshop/store. The FRONT GARDEN is terraced with stone retaining wall and the front elevation of the house is clad in Wisteria, Clematis, Roses, Virginia Creeper and Winter Jasmine, specifically planned by the vendor to provide seasonal colour all year round. The wheel and trough features will remain. To the rear of the property there is a COAL BUNKER (coal included). To the right of the house there is a RAISED LAWN and TERRACE, bounded by a Beech hedge, which is a south facing suntrap. There is concealed LPG tank and vehicular access gate, all retained by a substantial stone wall, elevated above and screened from the lane below. Two notable trees within the gardens include a Silver Birch and Sweet Chestnut. The WOODLAND behind the property is known as Hall Plantation and covers the hillside, meandering pathway leading up to the twin walled, fully insulated DETACHED SUMMERHOUSE/CABIN with power connected, double glazed windows, insulated walls and roof, with westerly views and DECKED AREA, from which to watch the setting sun. Across the lane is the car park for four vehicles, where there is an electric car charging point and power point. The SHED has seen better days but has potential to be replaced. Steps lead down from this area to the first RIVERSIDE LAWN. Ornamental trees such as Acer sit well with natural planting of Ferns and Foxgloves. Steps then lead along the river edge and down to a FISHING BAY just below the picturesque STONE BRIDGE, after which the property is named. There is an UPPER LAWN enclosed by fencing and featuring specimens such as Acer, Acacia, Weeping Spruce etc. A pedestrian gate leads back onto the lane. Crossing over the bridge and on the other side of the river there is a five bar gate with stone retaining walls either side, leading to a RIVERSIDE MEADOW laid to grass with specimen trees and plants including Copper Beech, Silver Birch, Gunnera. There is a TIMBER GARDEN SHED, POND with irises and gate to SEPARATE FRUIT/VEGETABLE GARDEN with Apple Tree, Greengage and gate down to the river. The Pack Horse bridge is featured in many Exmoor promotions. The vendor has access over it but there is no public right of way. The vendor not only enjoys the fishing rights previously outlined, but owns TWO ISLANDS within the river, which we believe are the only islands in the whole of the East Lynn. The owner of Bridge Cottage also enjoys the best fishing pools of Salmon, Trout and the occasional Sea Trout. The property is also a natural haven for birds and wildlife including Deer, with Deer tracks in the woodland.

SERVICES

Mains electricity and water. LPG twin system for heating/hot water. Private drainage. We understand that fibre broadband sits in a chamber in the lane below the property but is yet to be connected.

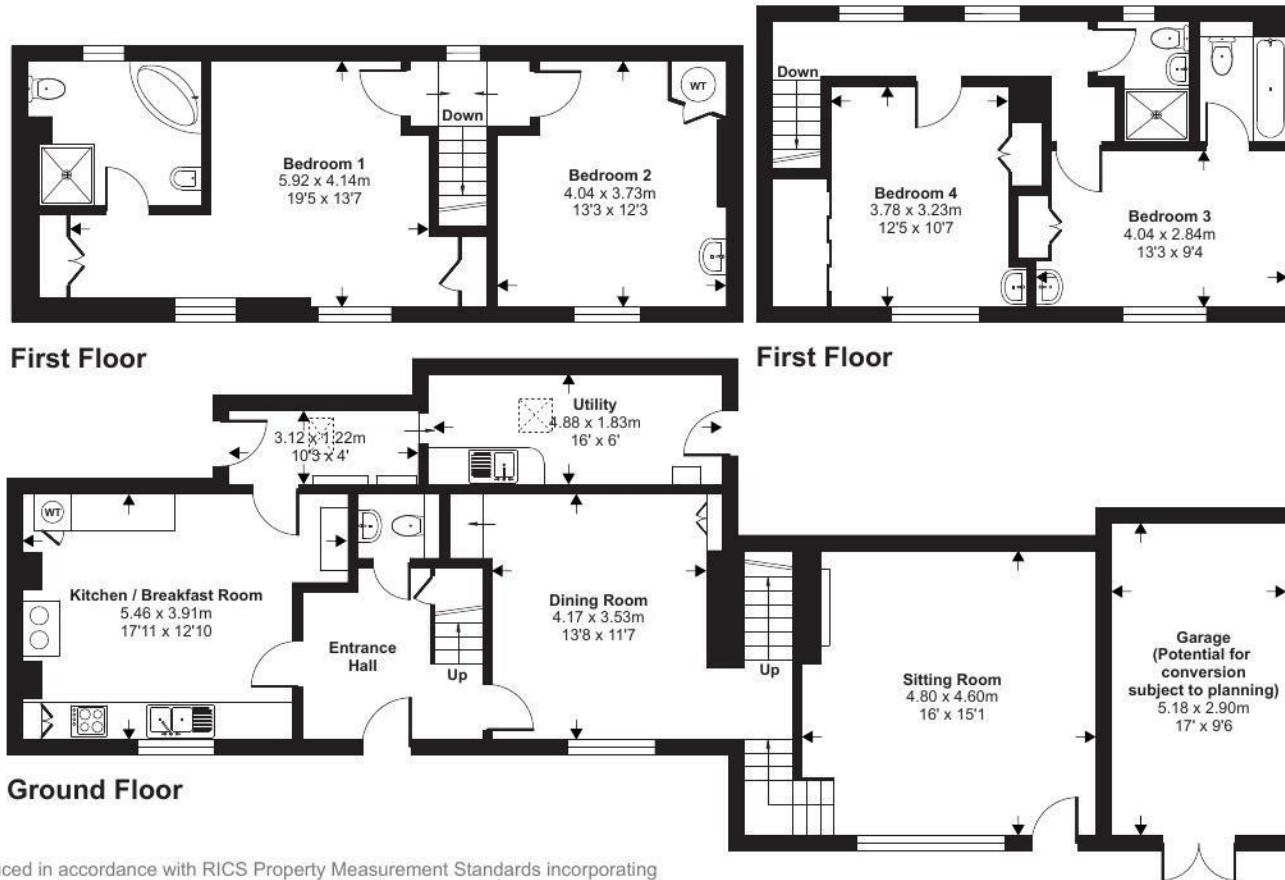
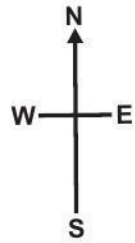
DIRECTIONS

From Lynmouth, take the A39 eastward, up Countisbury Hill, towards Minehead. After passing the Blue Ball Inn take the next right turn, sign posted Brendon. Descend into the village and as you drop down into the bottom of the valley, the property will be found on the left-hand side, immediately opposite the stone bridge. We understand that the middle of the bridge is the 'county line' separating Countisbury from Brendon.

WHAT3WORDS///recruiter.sports.ditching

Approximate Area = 1906 sq ft / 177 sq m
 Garage = 162 sq ft / 15 sq m
 Total = 2068 sq ft / 192 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1136009



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		
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F	15	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

