



25 Crossmead



# 25 Crossmead

Lynton, Devon, EX35 6DG

Coastal Path & Lynmouth Beach all walking distance.

## A tastefully modernised period residence close to the coast.

- Convenient, central location
- Stylishly renovated accommodation
- 3 Double bedrooms, bathroom
- Sitting/Dining Room, kitchen
- Delightful garden, storage
- New boiler fitted February 2023
- Views across village and estuary
- Close to coastal footpaths
- Ideal main/holiday/second home
- Freehold, Council Tax Band C

Offers Invited £340,000

### SITUATION

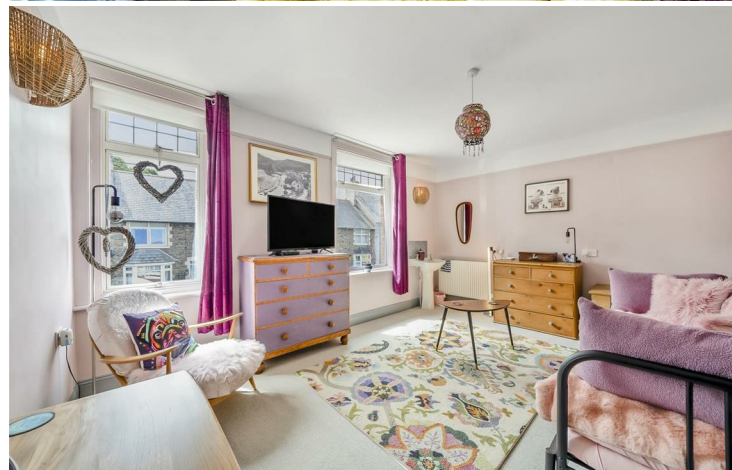
Within Exmoor National Park and close to the heart of Lynton enjoying views across the town to open countryside beyond. Shops, cafes and restaurants are within a few minutes walk. Lynton is twinned with the pretty village of Lynmouth, set on the banks of the River Lyn, overlooking the sea and can be reached via a cliff side railway and also walkable via Poets Walk without accessing Lynmouth Hill. The Valley of the Rocks is within walking distance and North Devon's famous surfing beaches of Woolacombe and Croyde are 45 mins by car. Main shopping towns of Barnstaple, South Molton & Minehead are about a 30 minute drive and there is a regular bus service from Lynton to Barnstaple.

### DESCRIPTION

25 Crossmead presents elevations of Marland, red brick and double glazing, under a slate roof. The dwelling is of period origin but has been modernised in recent years, including a very stylish cosmetic renovation during the current owners tenure. The property is beautifully presented, surprisingly spacious and could suit a variety of needs. This versatile accommodation includes;

### GROUND FLOOR

Front door opening to ENTRANCE PORCH with Minton tiled flooring, coat rack and door through to SITTING/DINING ROOM large bay window to front and UPVC window to rear, multi-fuel log burner with slate hearth, space for storage, alcove and understairs storage. KITCHEN step down to fitted kitchen with solid wood worksurfaces, storage above and below, space for dishwasher, fridge, washing machine and tall fridge freezer, inset one bowl sink, downlighting underneath upper cupboards, door out to rear patio garden, space for cooker with extractor fan above, tiled splashback, tiled flooring. Door from the dining room opens to stairs to first floor.



## FIRST FLOOR

HALF LANDING with door opening to BATHROOM opaque window to side aspect, three-piece suite comprising of panelled bath with electric shower over, pedestal hand wash basin, WC, chrome heated towel rail, fully tiled walls and floor. LANDING with stairs to second floor, period features and door through to BEDROOM 1 spacious double room currently set as a second living space, with two UPVC windows to front elevation, picture rail, pedestal hand wash basin, radiator. BEDROOM 3 double room with window to rear elevation, picture rail.

## SECOND FLOOR

HALF LANDING door leading to eaves storage with large Velux window above. BEDROOM 2 currently used and set as the main bedroom, with Dorma window to rear with amazing views across the village rooftops out to sea, Countisbury Hill and Wales in the distance, ample storage to the front side and rear. To the front there is large eaves storage and built-in wardrobes to the side, one housing the hot water tank.

## OUTSIDE

To the front of the property is a concrete floor, electric point and with space for low level storage. Low red brick wall with rendered top. To the rear of the property there is a GARDEN which is mainly paved, gate out to rear passageway, allowing pedestrian access leading onto Lydiate Lane. The garden also has a pergola, a screened oil tank and a LEAN-TO against the house with light and power, currently housing the tumble dryer, Grant oil fired boiler which was installed in February 2023. This also has access through to the STORAGE AREA located underneath the main living space on the ground floor of the house. There is an outside tap and electricity, raised beds with a variety of shrubs.

Parking is on street, opposite the house. Resident parking permits are available from the town hall for the sum of £120 per year (2024). This allows parking in all the town council car parks in both Lynton and Lynmouth, at any time of the year day or night, without paying any additional parking fees. Multiple permits for the same dwelling are allowed.

## SERVICES

Mains electricity, water and drainage. Oil fired central heating. According to Ofcom Gigabit broadband is available and mobile coverage by most networks is likely.

## DIRECTIONS

From Barbroom, turn left at the Petrol Station signed Lynton, continue for about ¼ of a mile and bear left once again signed Lynton. Climb the hill, then continue down station hill, into Crossmead. The property can be found on the right hand side.

WHAT3WORDS///boats.punchy.proposals

## 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](mailto:rentals.northdevon@stags.co.uk).



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>40</b>	
England & Wales	EU Directive 2002/91/EC

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Approximate Area = 1409 sq ft / 130.9 sq m  
 Limited Use Area(s) = 228 sq ft / 21.1 sq m  
 Total = 1637 sq ft / 152 sq m  
 For identification only - Not to scale

Denotes restricted head height

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Stags. REF: 1145556