



Lynside



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Brendon, Lynton, Devon, EX35 6PS

Surrounded by the natural beauty of Exmoor with riverside & moorland walks close by, as is the village pub.

A tastefully modernised & very well presented semi detached period cottage, together with delightful riverside garden, situated in a timeless Exmoor village.

- Accommodation arranged over 3 floors.
- Dining Room, Kitchen/Breakfast Room.
- 3 Bedrooms, Spacious Bathroom.
- SW facing cottage gardens.
- Ideal main/second home/holiday let.
- Hall, Double aspect Sitting Room.
- Study/Landing, 'Smart' Electric Heating.
- Private parking bay.
- Backs directly on to the East Lyn river.
- Freehold. Council Tax Band D.

Asking Price £465,000

SITUATION & AMENITIES

Brendon is near the North 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. Also nearby are Oare Church, Malmesmead and Robbers Bridge which also feature primarily throughout the book. Staghunters Inn is within a short level walk, also serving food. The twin villages of Lynton and Lynmouth are around 3 ½ 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 a cinema. Exmoor National Park offers over 260 square miles of dramatic scenery, including some of Britain's 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 as 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 around a 75-minute drive to Taunton, where trains to London take 1 hour 50 minutes. The regional centre of Barnstaple is around 45 minutes by car. The surfing beaches of Woolacombe, Saunton (also with championship golf course) 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

This particularly charming, semi detached character cottage, presents elevations of natural stone with double glazed windows and red brick surrounds, beneath a slate roof. We understand that during the current owner's tenure, the property has undergone comprehensive modernisation and structural improvements, to include a complete overhaul of the roof, some rebuilding work, new plumbing and wiring, instillation of smart electric heating and hot water system, new kitchen and bathroom, landscaping of the garden etc. The property has also been well insulated. The generous living space is impeccably presented, combining both character features and modern refinements. The property is presented to a very high standard and an internal inspection is strongly recommended. The house is complemented by the south west facing split level terraced cottage gardens, which overlook the river below, screened from a private parking bay, which is a rare commodity in Brendon. The accommodation which exudes quality fittings and style, comprises:



GROUND FLOOR

Front door to ENTRANCE HALL coats pegs and staircase rising to first floor (described later). Limestone flooring runs throughout the entire ground floor and there are oak cottage latch doors throughout the property. SITTING ROOM a lovely double aspect room with feature fireplace, brick arch above, fitted wood burner, shelved recess. INNER LOBBY with cupboard under stairs. DINING ROOM window to front, slate sill, ornamental period fireplace, shelved recess with cupboard below. From the inner lobby steps lead down to KITCHEN/BREAKFAST ROOM which overlooks the river and has a half glazed stable door to the garden. The kitchen units are in a light wood theme, topped by slate worksurfaces, which incorporate a stainless-steel sink unit with slate drainer. There is an integrated AEG dishwasher, other appliances include a washer dryer, Belling range of three electric ovens and grill, five ring induction hob, Russell Hobbs extractor hood over, tiled splashback, fitted breakfast bar for one or workstation, storage beneath, space for upright fridge/freezer, range of matching wall mounted cupboards.

FIRST FLOOR

A natural wood staircase rises to LANDING. BEDROOM 1 to front with exposed beams. BEDROOM 2 a double aspect room, ornamental period fireplace, built-in shower cubicle with Mira shower. BATHROOM a double aspect room with wood panelled bath, telephone style mixer tap/shower attachment, tiled surround, low level WC, pedestal wash basin, ladder style heated towel rail/radiator, airing cupboard housing hot water cylinder, white wood effect flooring, extractor fan. From the bathroom, one is aware of the relaxing flow of the river meandering past the property below.

SECOND FLOOR

LANDING with study area, window to front and two Velux window, built in shelved storage cupboard, double built in wardrobe. BEDROOM 3 window to front and two Velux windows.

OUTSIDE

To the front of the house there is a PATHWAY/POT GARDEN adjacent to the lane. To the left of the property a GRAVELLED PARKING BAY, small GARDEN SHED and space for wheelie bins. A pedestrian gate then leads in to the GARDEN. On the top level there is an attractive TERRACE, ideal for Alfresco dining, bounded by raised planters, screening the garden from the parking bay. Below is a FURTHER GRAVELLED TERRACE and then a bank runs down to the river which we understand has a plentiful supply of trout. Adjacent to the rear stable door into the kitchen, is a LOG STORE.

SERVICES

Mains electricity and water. Smart electric heating and hot water system. Private drainage. According to Ofcom standard broadband is available at the property and mobile signal is unlikely. For further information please see the Ofcom website: checker.ofcom.org.uk

DIRECTIONS

From Lynmouth take the A39 eastward, up Countisbury Hill, towards Minehead. After passing the Blue Ball Inn, take the next right turn signposted 'Brendon'. Descend into the village and as you drop down into the bottom of the valley, cross over the bridge and at the next junction bear right into the village. Continue for around 500 yards and the property will be found on the right-hand side, shortly before the Staghunters Inn on the left.

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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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	11
England & Wales		EU Directive 2002/91/EC	

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