



Lynton Cottage



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Combe Martin, Ilfracombe, Devon, EX34 0JT

Village amenities/beach within walking distance. Barnstaple 11 miles. Woolacombe 12 miles.

A charming period village residence offering spacious accommodation with delightful terraced gardens and off street parking in popular coastal village.

- Kitchen/Dining Room, Utility Room
- Main Bedroom Suite, 3 Further Bedrooms
- Terraced Gardens, Excellent Views
- Freehold, Furniture Included in Sale
- Convenient Location
- Sitting Room, Ground Floor Cloakroom
- Family Bathroom
- Council Tax Band C
- Potential to Extend (stpp)
- Off Street Parking

Guide Price £440,000

SITUATION AND AMENITIES

Set within the heart of the village and within walking distance of the beach where you will find excellent rock pools, paddle boarding and kayak school, shops and amenities, including primary school, post office, health centre, restaurants and public houses. The village itself is well known for its striking rugged cliffs and coves, situated on the dramatic North Devon Coastline and South West coastal footpath, on the western fringes of Exmoor National Park. Further afield, you can find the twin villages of Lynton and Lynmouth, connected by the famous funicular cliff railway, the Valley of the Rocks with its stunning sea scenery and views across the estuary to Wales. Also not to be missed, is a ride on the old Barnstaple railway over parts of Exmoor National park. A regular bus service provides access to Braunton, Ilfracombe, Minehead and Regional Centre of Barnstaple, which is about 11 miles to the south and offers the area's main business, commercial, leisure and shopping venues as well as North Devon District Hospital. At Barnstaple there is access to the A361 North Devon Link Road which leads on to Junction 27 of the M5 Motorway, in about 45 minutes and where Tiverton Parkway also offers a fast service of trains to London, Paddington, in just over two hours. North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe, are all within about ½ an hour by car.

DESCRIPTION

Lynton Cottage is a unique detached versatile residence which would suit a variety of uses. The internal living space is much larger than it would seem from the outside. The property also offers attractive south facing gardens which are split over 3 levels, with a diverse selection of shrubs and plants, covered seating area ideal for outdoor dining, off street parking and potential to extend subject to the necessary consents. The property certainly needs to be viewed in person to fully appreciate what it offers. The accommodation comprises;



GROUND FLOOR

Part glazed wooden door to PORCH tiled floor, wooden door with stained glass panels to SITTING ROOM spacious dual aspect with a mixture of stone and rendered walls, log burner with slate hearth and stone surround, wooden double glazed sash windows. Steps up to and door through to KITCHEN/DINING ROOM triple aspect with double glazed wooden windows, fully fitted kitchen with ample work surface, storage below and above. A selection of integrated appliances including electric oven with 4 ring gas hob above, extractor over 1 1/2 bowl ceramic sink, dishwasher, fridge & freezer, flag stone tile flooring, radiators and LED downlighting, stable door to garden and door through to UTILITY ROOM work surface with storage above, 1 1/2 bowl stainless steel sink, wall mounted boiler, washing machine and dryer, door to CLOAKROOM opaque double glazed wooden window to rear, radiator and low level WC.

FIRST FLOOR

LANDING sky light, cupboard, separate storage, steps up to BEDROOM 1 triple aspect, double glazed wooden windows, views to countryside, Juliet balcony with French doors, feature portal window, built in storage and space for free-standing wardrobe, door to EN-SUITE corner shower cubicle with mains fed shower, hand wash basin, low level WC, opaque double glazed window to rear and tiled flooring. BEDROOM 2 double glazed wooden window to front, exposed beams, wardrobe and chest of drawers. BEDROOM 3 double glazed wooden window to front, exposed beams, wardrobe. BEDROOM 4 a single room with double glazed window to rear and loft access. BATHROOM 3 piece wooden panelled bath, hand wash basin, low level WC, chrome towel rail, opaque double glazed wooden windows to side elevation, loft access and exposed beam.

OUTSIDE

Private tarmac drive with off street parking for 3 cars, painted rendered retaining walls. Two sets of steps, the first leading to the front porch with an attractive rockery next to it. The second has steps leading to the REAR PATIO AREA with Rose bushes and shrubs border. A gate leading to the LOWER REAR PATIO GARDEN with access to the kitchen and also side access to the EAST GARDEN which has a stone retaining wall and a small lawned area. There is potential to extend or create parking/garaging subject to planning. To the rear there are steps up to a DECKED AREA with pergola over which has an enclosed roof and Wisteria climber. Further steps lead to a raised area of lawn with a low shrub border, privacy screen and retaining stone wall. Pathway leading to upper garden past a STONE WALL SHED which the owners currently use as a lock up. The UPPER GARDEN is terraced with stone retaining wall, Lorrell hedge, an unused pond, and elevated level section from which there are stunning countryside views and sea glimpses, an ideal spot for an evening barbeque or summer house.

SERVICES & TENURE

All mains connected. Freehold. No onward chain

Agents Note; The vendors have confirmed that all furniture & CCTV hardware will be included in the sale.

According to Ofcom Superfast broadband is available at the property and mobile signal is likely from a range of providers. For more information please see the Ofcom website: checker.ofcom.org.uk

DIRECTIONS

On reaching Combe Martin with your back to the sea, proceed up the high street, for about half a mile, past the turning to Barnstaple, on passing the recently opened Co-Op on the right you will find Lynton Cottage approximately 50 yards on the left hand side.

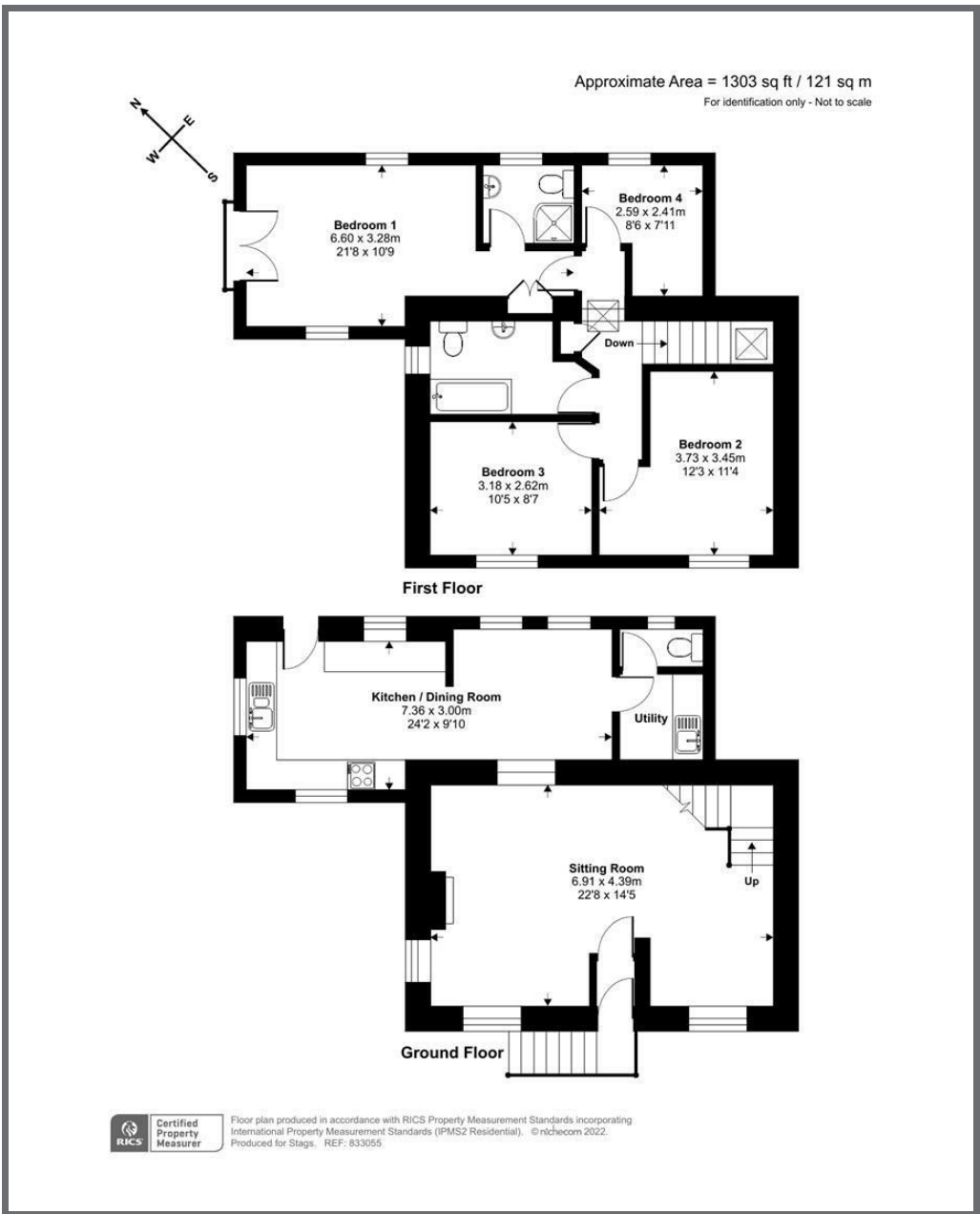
WHAT3WORDS://constants.shuffle.code

LETTINGS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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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