



Tarr Cottage,



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Castle Hill, Lynton, Devon EX35 6JA

In centre of sought after Exmoor town, within walking distance of coastal/river walks.

A simply stunning four bedroom residence with breath taking views over Exmoor, Lynton & Lynmouth and the Bristol Channel. Easy access to town centre and amenities. Planning permission for additional detached dwelling.

- Breath taking coastal & Exmoor views
- Versatile accommodation
- Air source heat pump
- Successful holiday let
- Leasehold 878 years remaining
- Convenient central location
- High quality refurbishment
- Solar thermal & PV panels
- Planning for detached building
- Council Tax Band D

Offers In Excess Of £1,000,000

SITUATION AND AMENITIES

Tucked away, yet in a sought after central situation, with incredible views, local amenities are close by including the cliff railway. The twin village of Lynmouth with its sea front and further amenities is also easily accessible. Lynton and Lynmouth are where Exmoor meets the sea. North Devon's regional centre, at Barnstaple, Minehead across the Somerset border and North Devon's famous surfing beaches are all less than an hour by car. The North Devon link road can be reached in about 45 minutes and leads on in a further half an hour or so to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of Trains to London Paddington in just over 2 hours.

DESCRIPTION

Tarr Cottage is a stunning town residence, which presents elevations of painted render, timber cladding, oak framed double glazing under a slate roof. Built in the very early 1900's, the home has been vastly improved during the vendor's 13 year tenure. This includes a high quality refurbishment and extension with renewable energy and sustainability in mind. The property benefits from an air source heat pump, solar thermal and PV panels, Oak framed windows and timber cladding, combined with additional insulation. The property could suit multiple uses, including main home with additional income, dual occupancy or as it is currently, being run as a successful holiday let. There is planning permission in place to erect a detached building with an apartment on top, ancillary accommodation below, garage and storage, further details of which can be obtained from the sole selling agent. Externally there are two large sun terraces ideal for al fresco dining and relaxing in the hot tub, very generous parking, triple bay car port and two storage rooms.



THE MAIN HOUSE

GROUND FLOOR

Solid wood door opening into oak framed FRONT PORCH, space for shoe and coat storage. Door to Large SITTING/DINING ROOM windows to front elevation, stairs to first floor with storage below, feature fireplace with log burner, solid oak surround and slate hearth, exposed beams, stone flooring, space for sizeable dining table and attractive stained-glass wooden door to KITCHEN/BREAKFAST ROOM Windows and patio doors to front, bespoke shaker style kitchen, ample slate work surface with storage above and below, double bowl ceramic sink, integrated dishwasher, space and plumbing for washing machine and tall fridge freezer, Lacanthe range cooker set into fireplace with extractor over, flagstone flooring.

FIRST FLOOR

Large landing with skylight and window, solid wood flooring throughout, door to MAIN BEDROOM Dual aspect, views over Lynton town, vaulted ceiling, built in oak wardrobe door to EN-SUITE SHOWER ROOM – Opaque window to front elevation, fully tiled walls and floors, mains fed shower, hand wash basin with storage solid oak storage below, low level WC and electric chrome towel rail. BEDROOM 3 – Window to front elevation, skylight and vaulted ceiling with exposed beams. BEDROOM 4 Dual aspect room with direct sea and valley views, skylight, vaulted ceiling and space for large wardrobe. Stylish and well-appointed FAMILY BATHROOM two opaque windows to front elevation, 4-piece suite comprising a cast iron roll top bath, mains fed corner shower, tempered copper sink set in solid oak storage unit, low level WC, tiled floor and walls, door to boiler cupboard housing the hot water tank and heating controls.

THE COTTAGE

Either accessed from the main house or via patio garden, open plan living space SUN ROOM/DINING AREA Vaulted ceiling with skylight and exposed beams, large oak frame windows on two aspects, double doors opening onto patio garden, slate tile flooring. KITCHEN Oak work surfaces with storage above and below, plumbing for washing machine/dishwasher, space for tall fridge freezer, free standing oven with 4 ring hob, slate flooring. SITTING ROOM Window to front elevation, oak frame fire place with log burner and slate hearth, door to BEDROOM 2 Dual aspect room with fitted storage/airing cupboard EN-SUITE SHOWER ROOM Opaque window, shower cubicle, hand was basin and low level WC.

SERVICES

Mains electricity, water and drainage. Air source heat pump and thermal solar for heating, Solar PV for additional electricity.

PLANNING PERMISSION

Please ask the sole selling agent for further information and detailed plans.

DIRECTIONS

From Blackmore Gate, bear right onto the A39 to Lynton and Lynmouth. At Barbrook, opposite the garage, bear left signed Lynton and Lynmouth and after about 1 mile bear left signed Lynton. Climb the hill and descend again into Lynton village, follow the one way system. At the Junction with Lee Road bear right towards the village centre, pass the shops on either side of the road and as you descend the hill the entrance to Tarr Cottages will be found on the left hand side, shortly before the public car park on the right.

What3words ///abode.utensil.functions



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	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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