



1, Deercombe Cottages



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Brendon, Lynton, Devon EX35 6PT

Local village pub nearby. Lynton/Lynmouth beach, 3.5 miles.

A tastefully modernised & well presented semi detached cottage, together with terraced gardens overlooking the river, situated in a timeless Exmoor village.

- Surrounded by the beauty of Exmoor.
- Utility, Sitting/Dining Room
- Split Level Garden
- Parking for 2 Vehicles
- Council Tax Band C
- Hall, Kitchen/Breakfast Room
- 3 Bedrooms, Family Bathroom
- River Views
- Underfloor Heating
- Freehold

Guide Price £350,000

SITUATION AND 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, Malmsmead 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 40 minutes by car, as is South Molton and Ilfracombe. The seaside town of Minehead is approximately 30-35 minutes drive. 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 cottage, presents elevations of natural stone with double glazed windows and red brick surrounds, beneath a slate roof. The property has a delightful blend of character features combined with 21st Century refinements, including underfloor heating. The accommodation is deceptively spacious and an internal inspection is strongly recommended. The house is complemented by split level terraced cottage gardens, which overlook the river below, with off street parking for 2 cars, which is a rare commodity in Brendon. The accommodation comprises;



GROUND FLOOR

Wooden front door with stained glass window opens to ENTRANCE HALL handy alcove with coat storage, bespoke wooden stairs to the 1st floor level with storage alcove underneath, doorway through to a fitted shaker style KITCHEN/BREAKFAST ROOM ample work surface with storage above and below. Windows to side and front allowing afternoon sun, oil fired Rayburn which also heats the hot water, with extractor over. NEFF four ring electric hob, stainless steel one and half bowl sink, NEFF electric oven, integrated tall fridge freezer, larder cupboard. Airing cupboard housing under floor heating system. UTILITY/CLOAKROOM with window to side elevation and door to rear space for washing machine and tumble dryer. Glass door opening to dual aspect SITTING/DINING ROOM high ceilings, exposed beams and slate tile flooring, windows to front and rear aspect, attractive stone fireplace with log burner, slate hearth and wooden mantle. Dining area to rear.

FIRST FLOOR

LANDING loft hatch. BEDROOM 1 with two windows to front aspect, wide plank oak sills fitted wardrobe. BEDROOM 2 Good size, double room with wooden panelling, window to rear elevations. BEDROOM 3 Good sized, dual aspect room, with windows to front and side, fitted storage and delightful views. FAMILY BATHROOM opaque window to rear elevation, four piece suite comprising: panel spa bath, handwash basin, mains fed corner shower and WC, fitted storage and chrome heated towel rail, fully tiled walls and floors.

OUTSIDE

The FRONT GARDEN is terraced with a plethora of well established shrubs and plants. Several pathways lead through the various levels. A large PATIO AREA to the west side entrance, ideal for Alfresco dining with flagstone floor, natural stone walling. To the rear the property there is a paved area leading to the side, steps to the parking area and also to a UPPER TERRACE which houses; GREENHOUSE, TIMBER SHED shed ideal for gardening tool storage and bunded oil tank. TIMBER FRAMED OUTBUILDING ideal for use as an office, with light and power. The property has parking for at least 2 vehicles with access off a shared driveway. In addition, there is a SEPARATE AREA OF GARDEN, with right-of-way across the front of the adjoining house. This parcel of land could be ideal for growing fruit and vegetables. It is tiered with a FURTHER LARGE GREENHOUSE.

SERVICES

Mains electricity and water. Oil fired under floor, central 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 The vendor has been using Starlink for broadband, the hardware for which can be available by separate negotiation.

AGENTS NOTE

The property is subject to a local occupancy restriction. The property is only available to prospective purchasers that have lived and worked in Devon for at least 3 years. Further details can be obtained via the sole selling agent.

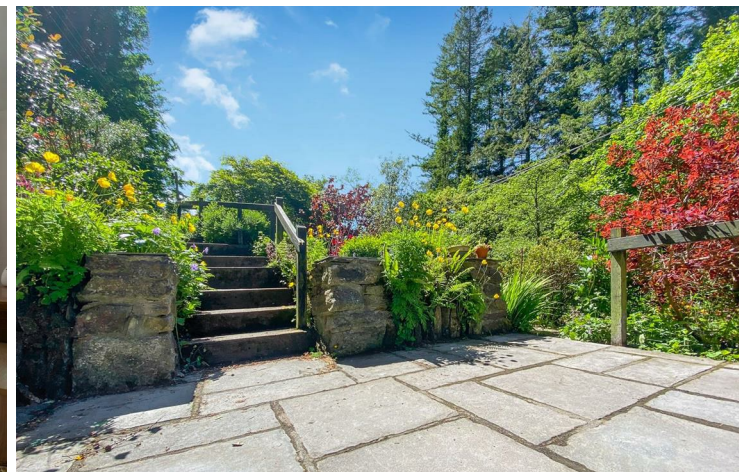
DIRECTIONS

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 through the village, past the village car park. Continue for approximately 250 metres, where the property can be found on the left hand side in an elevated position.

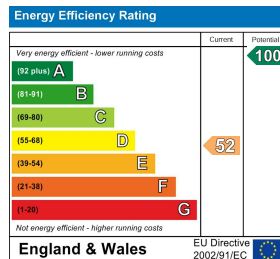
WHAT3WORDS///greed.stole.afford

LETTINGS

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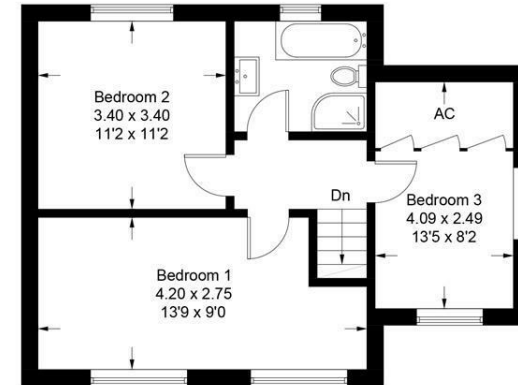


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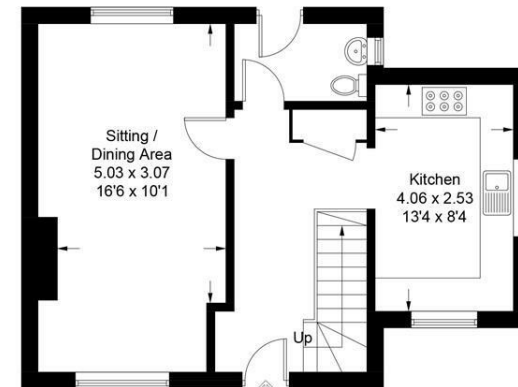
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Approximate Gross Internal Area = 96.9 sq m / 1043 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1128373)



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