



Myrtle Cottage



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1 Watersmeet Road, Lynmouth, Devon, EX35 6EP

Lynmouth beach/village within walking distance. Barnstaple 19 miles.

A charming stone cottage centrally located within a short walk of Lynmouth Harbour.

- Period Cottage
- Kitchen/Breakfast Room
- Family Bathroom
- Central Location
- Freehold
- Storm Porch, Sitting Room
- 3 Double Bedrooms
- Front Patio Garden
- No Onward Chain
- Council Tax Band B

Guide Price £275,000

SITUATION

Myrtle Cottage is situated within a short walk of Lynmouth Harbour. Perfectly placed on the edge of Exmoor National Park, there is excellent accessibility to explore the breath-taking and unspoilt moors, wooded valleys, sparkling waterfalls and cascades, where eventually, the river meets the sea. The twin villages of Lynton and Lynmouth are situated on the North Devon coast, approximately mid way between Ilfracombe and Minehead. Lynmouth itself boasts a small harbour, beach, as well as a good range of select shops, inns and restaurants, all within an energetic 10 minute walk. The regional centre of Barnstaple houses the areas main commercial, entertainment, leisure and shopping venues and is just over 19 miles. The A361 Link Road is about half an hour leading through to Junction 27 of the M5 in a further 30 minutes where Tiverton Parkway offers a fast service of trains to London Paddington in around 2 hours.

DESCRIPTION

A charming period cottage which has updated in recent years. The accommodation is surprisingly spacious, well laid out and presented, making it an ideal first or second home/holiday let. This comprises:



ACCOMMODATION

GROUND FLOOR

STORM PORCH with lead-lined windows and wooden seat, 4 pane glazed door opening into ENTRANCE HALL with useful coat storage area and door through to SITTING ROOM. This is a dual aspect room with windows to front elevation, overlooking the village and riverside, head height letterbox window to side elevation, log burner, fireplace with wooden mantle and slate hearth, dado rail, electric night storage heater. KITCHEN/BREAKFAST ROOM with 2 windows overlooking the front elevation, sizeable modern Shaker style kitchen with ample wood effect work surfaces with storage above and below, space for washing machine and tumble dryer, low level fridge and space for freezer, electric cooker, space for dresser, dining table and a handy storage cupboard under the stairs, door through to stairs which lead to the FIRST FLOOR, internal window to kitchen.

FIRST FLOOR

Landing with 2 low level windows to rear elevation, exposed beam, night storage heater, loft hatch, AIRING CUPBOARD housing the hot water tank. BEDROOM 1 – a dual aspect room with windows overlooking the river to the front and side and towards the sea/estuary, space for wardrobe. BEDROOM 2 – currently set as a twin room, with window to front elevation, exposed beams. BEDROOM 3 – also set as a twin room with window to front elevation, exposed beams and space for storage. FAMILY BATHROOM with a large Velux window, 3 piece suite comprising of: a panelled bath with electric shower over, pedestal hand wash basin, WC, exposed beams and tiled walls.

OUTSIDE

There is a front area, which is mainly stone paved with a rockery border and mature shrubberies, affording a good degree of privacy, and some further space currently housing plastic storage containers.

SERVICES

We understand that the property benefits from mains electricity, water and drainage with electric night store heaters.

According to Ofcom Gigabit broad band is available, mobile services are likely in the vicinity.

DIRECTIONS

On foot, with the Lynmouth Harbour behind you, turn into Watersmeet road, after short distance, at Lyndale tea rooms turn left into the Lowe Lyndale car park. Bear right and you will be able to find Myrtle Cottage on the right hand side with for sale board clearly displayed.

WHAT3WORDS:///corner.steam.doted

PARKING

We understand that residential parking permits are available through the Lynton and Lynmouth town council website. Further detail can be obtained from the sole selling agents.

LETTINGS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		43
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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