



Meadpool House







Meadpool House Leeford Lane

Brendon, Lynton, Devon, EX35 6PS

Within Exmoor National Park. Extensive frontage to the East Lyn River. Village pub/restaurant within walking distance. Lynton/Lynmouth/the Coast 3.5/4 miles.

A charming detached character residence together with stone barn, 0.8 acre riverside garden & fishing rights, on the fringe of this timeless & tranquil Exmoor village

- Front Porch, Hall, Utility Porch
- Ground Floor Bed 6 & Shower Room
- Barn comprising garage, workshop etc.
- Mature 0.8 acre riverside gardens.
- Council Tax Band F
- 4 Reception Rooms, Kitchen
- 5 First Floor Bedrooms, 4 Bathrooms
- Additional garaging/stables
- Could suit dual occupation, Home/Income
- No upward chain - Freehold

Guide Price £775,000

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SITUATION & AMENITIES

Brendon is near the Northern 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. Stag Hunters Inn is within a short level walk. The twin villages of Lynton and Lynmouth are about 4 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 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 of 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 about a 50 minute drive to Taunton where trains to London take 1 hour 50 minutes. The Regional centre of Barnstaple is about 45 minutes by car. The surfing beaches of Woolacombe, Saunton 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 fine country home presents elevations of stone and painted render, with double glazed windows, all beneath a slate roof. We understand that the core of the property may well be at least 100 years old, and that an in-keeping extension was added in the early 2000s. The property now provides deceptively generous and very adaptable accommodation, which is well presented and would be ideal as one large family house for dual occupation or home and income use, as it has previously been operated as a B&B. Alternatively, the house is equally suitable as a second home or holiday let, given the amount of bedroom accommodation and potential income. Other notable features include: the rather pretty detached period stone barn, which currently provides garaging, workshops and garden/log storage but may possibly lend itself to conversion to ancillary accommodation, holiday let etc, subject to any necessary planning permission being obtained (we understand that a barn diagonally across the road has achieved consent for holiday use in recent times). The lovely mature gardens have been a labour of love for the existing owners and these back directly onto the East Lyn river, which is not only beautiful but will undoubtedly be of interest to anglers. The property has been realistically priced for early sale; there is no upward chain and the remainder of the existing contents could potentially be purchased by separate negotiation if required. This is property which certainly needs to be viewed internally to be fully appreciated.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH and part glazed door to ENTRANCE HALL. Fitted carpet, stairs to FIRST FLOOR. DRAWING ROOM a large triple aspect room with bay window to front, French doors to GARDENS and LAWN allowing lovely views down the river, large cast iron wood burner in a fireplace with slate hearth and wooden beam above. DINING ROOM fitted carpet, bay window. SITTING ROOM fitted carpet, bay window, fireplace. BREAKFAST ROOM fitted carpet, cast iron wood burner in a fireplace with slate hearth. KITCHEN windows to rear overlooking the river, a range of wall and base units, topped by wooden work surfaces, 2 stainless steel sinks with swan neck mixer taps, free-standing cooker with extractor hood and light above, space for fridge/freezer and second fridge, space and plumbing for dishwasher. REAR UTILITY PORCH/BOOT ROOM with tiled floor, double glazed door to SIDE TERRACE, space and plumbing for washing machine and tumble dryer. BEDROOM 6 (OR FURTHER RECEPTION ROOM) another large double room, fitted carpet, bay window to front, fireplace. Along the hallway is a SHOWER ROOM with large walk-in shower, low level wc, wash basin vanity unit with mirrored cupboard and light above, chrome heated towel rail, extractor fan. Adjacent is a deep CUPBOARD housing the central heating boiler (replaced about 18 months ago – mid 2023) also with space for drying clothes.

FIRST FLOOR

Landing with fitted carpet, ceiling hatch giving access to loft. MASTER BEDROOM 1 a large triple aspect room with views of the garden and river, fitted carpet. ENSUITE fitted carpet, large shower cubicle with built-in shower, low level wc, pedestal wash basin with mirror and light above, electric panel heater. GUEST BEDROOM 2 fitted carpet, double aspect, period ornamental fireplace. ENSUITE BATHROOM fitted carpet, panel enclosed bath with built-in shower above, low level wc, pedestal wash basin with mirror and light above, extractor unit, electric heater, towel rail. BEDROOM 3 fitted carpet, double aspect, ornamental period fireplace. BEDROOM 4 fitted carpet, window overlooking the garden, ornamental period fireplace. BEDROOM 5 fitted carpet, window overlooking the garden, period ornamental fireplace. BATHROOM 1 fitted carpet, panel enclosed bath with built-in shower above, low level wc, pedestal wash basin with mirror and light over, towel rail with radiator below, electric panel heater, extractor unit. Adjacent AIRING CUPBOARD with factory lagged hot water cylinder and shelving.





OUTSIDE

The house is approached on foot via a wrought iron pedestrian gate, opening to a crazy paved pathway flanked by lawns leading to the front door. There is gated vehicular access with parking and a turning area, leading to the DETACHED STONE BARN, which provides – on the ground floor: SINGLE GARAGE, 2 STABLES and 2 STORAGE ROOMS, with a former hayloft above and power and light connected. There is a concealed oil storage tank. Between the riverside terrace and the vegetable garden, there is a GREENHOUSE. At the far end of the property, accessed from the lane outside by a pair of wooden 5-bar gates is a second OUTBUILDING. This consists of 2 concrete block STABLES, a large GARAGE and CARPORT of timbered frame with corrugated iron panels. The timber framed portion of this building needs repair and/or rebuilding, subject to planning permission. The gardens and grounds compliment the house and amount to approximately 0.8 of an acre. These are laid to sweeping lawns, interspersed with mature specimen plants, shrubs and trees. The house is central to the plot, with a good distance between it and either neighbour.

SERVICES

Mains electricity and water. Drainage is to a new digester tank installed in 2023. Oil fired central heating. According to Ofcom broadband is available in the area. Mobile signal is unlikely from any network provider. For more information please see the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk)

DIRECTIONS

[what3words/////lilnelight.glares.galloped](#)

From Lynmouth take the A39 eastward up Countisbury Hill towards Minehead. After passing the Blue Ball Inn take the next turn right signposted 'Brendon'. Descend into the village, and as you drop down into the bottom of the valley, cross the bridge and at the next junction bear left. Continue up this lane for 200 yards and the property will be found on the left-hand side, identified by our For Sale board.



Approximate Gross Internal Area = 266.1 sq m / 2864 sq ft

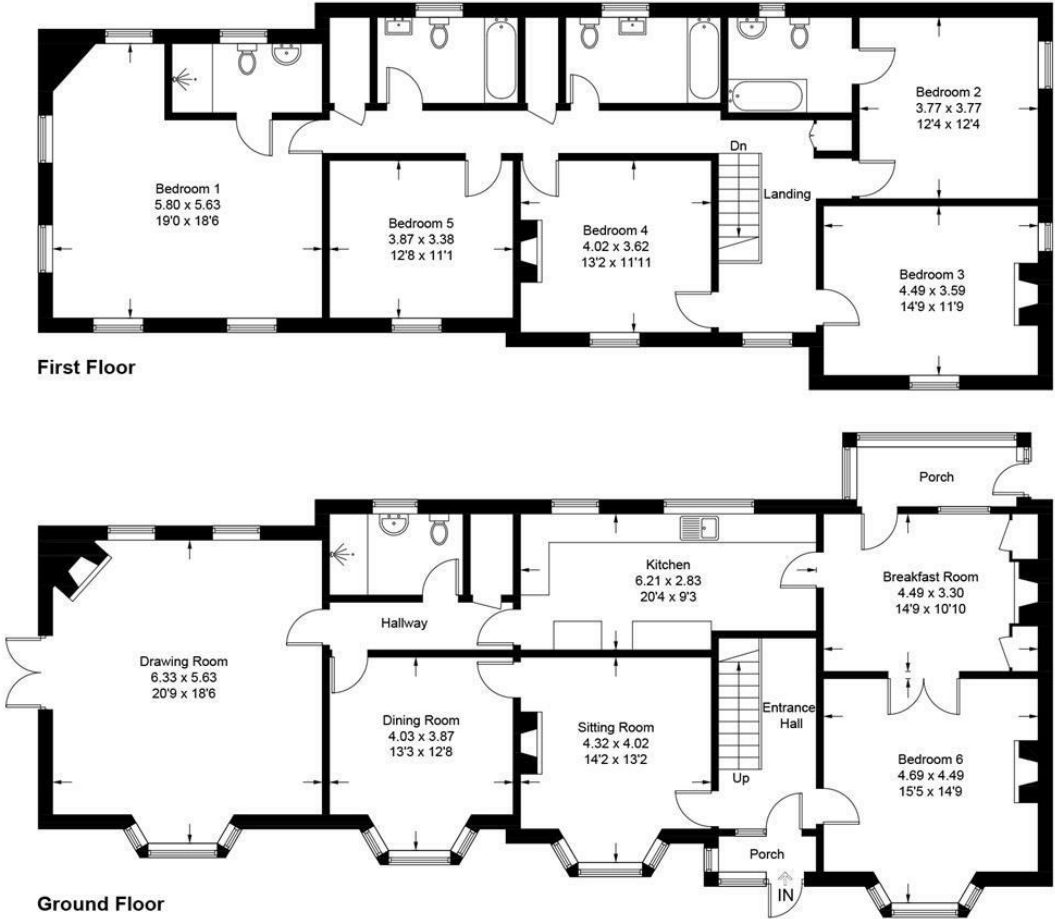


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1163912)



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		
England & Wales		
EU Directive 2002/91/EC		

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