



Green Pastures



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Station Hill, Lynton, Devon EX35 6LB

On the outskirts of Lynton, close to local amenities, Lynmouth beach, Valley of Rocks and river & coastal Exmoor

A very rare opportunity to create a unique, contemporary 'Grand Design', within Exmoor National Park, which benefits from stunning sea views.

- Existing, habitable, mature bungalow
- The special new dwelling will offer:
- 3 Bedrooms & 3 Bathrooms
- Ideal main/2nd home/UK base/holiday let
- Council Tax Band D
- Consent to re-model & extend
- Sitting Room, Open plan Kitchen/Dining Room
- Detached garage, parking, mature garden
- Tender date 11/4/25
- Existing freehold

Offers In Excess Of £500,000

SITUATION & AMENITIES

In an elevated position backing onto open farmland, Green Pastures is situated on the fringe of Lynton. The property enjoys breathtaking views over rural countryside as well as distant sea views, towards the Welsh coastline about 10 miles away. Lynton offers a range of everyday shops and is linked to its twin village of Lynmouth, not only by road but by the famed water-powered Victorian cliff vernacular railway, all lying within the boundary of Exmoor National Park, which is surrounded by some of North Devon's most spectacular coastline. Ilfracombe and Combe Martin are within easy access, continuing along the coast to Croyde, Saunton and Woolacombe – all famous for their surfing beaches, as well as the Championship golf course at Saunton. Barnstaple, the historical capital of North Devon is about 20 miles, and offers a wider range of shopping facilities, together with schools, train station, theatre, cinema, indoor heated leisure pool and North Devon District Hospital. Minehead, along the Somerset coast is about 18 miles. About ½ hour by car there is access to the A361 North Devon Link Road (just outside South Molton), which leads on in a further ½ hour or so to Jct.27 of the M5 motorway, where Tiverton Parkway offers a fast service train to London Paddington in just over 2 hours. The nearest International airports are at Exeter and Bristol.



DESCRIPTION

The existing structure, although perfectly habitable, is a rather tired detached bungalow of 1960s origin, which presents painted rendered elevations beneath a tiled roof. The existing accommodation is shown on the accompanying floorplans. The agents consider that the redevelopment opportunity has greater value than the existing structure, especially considering the wonderful views and the fact that we are not aware of any other opportunity within Exmoor National Park to create a bespoke new home with such a contemporary theme.

Planning permission was granted on 28/02/2024 under Exmoor National Park Planning Reference 62/41/23/023 for 'Proposed replacement of roof with 1st floor extension, removal of ground floor garden room and extension and change of front entrance'. The planning consent and supporting documentation can be viewed on Exmoor National Park's Planning portal, and relevant details include:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the following schedule:

- Wall; stone cladding and render
- Roof; single ply flat roof topped by sedum with aluminium copings and trims,
- Windows; aluminium

The proposed accommodation is shown on the accompanying floorplans, and includes – at ground floor level: open plan FAMILY/DINING/KITCHEN with utility cupboards, separate SITTING ROOM, BEDROOM with adjacent SHOWER ROOM [which potentially allows for 'future proofing']. First floor: landing, MASTER BEDROOM with EN-SUITE BATHROOM, 3rd EN-SUITE BEDROOM. The plans provide access at Ground Floor level onto a wrap around TERRACE with pergola and at First Floor level onto a BALCONY.

- Total Floor Area (incl. Garage) 177sqm
- Ground Floor 103sqm
- First Floor 53.5sqm
- Garage 20.5sqm

There are existing mature gardens which follow the hillside. There is an existing DETACHED GARAGE which could be retained or improved. Additional parking. Existing vehicular access is over a driveway, which is owned by a local farmer, but the owners of Green Pastures have unrestricted rights of access. Existing services include: private drainage, and mains electricity and water. The site area is approximately 0.17 of an acre.

Details of the Architect who prepared the drawings can be provided upon request, and they can also potentially be consulted about planning dialogue to date. They may also be willing, by agreement, to act for a new purchaser, if required.

METHOD OF SALE

The property is offered for sale by Informal Tender (sealed bids). The date for this is 11th April 2025, unless sold prior. Tender forms can be obtained by contacting Stags Barnstaple – 01271 322833 or barnstaple@stags.co.uk.

DIRECTIONS

What3Words ///sideburns.convines.police

At Blackmoor Gate, take the A39 sign posted Lynton and Lynmouth. Continue along this road and upon entering Barbrook, take the turning left opposite the service station sign posted Lynton. Take the next left-hand turn to Lynton and continue up the hill. At the top of the hill as the road levels out, Green Pastures will be seen above the road, identified by a For Sale board, with its vehicular access before it, also on the left.



