



Little Mead





# Little Mead

Brendon, Lynton, Devon, EX35 6PS

Public House within walking distance. Lynton/Lynmouth 4 miles.

A mature detached chalet residence with extensive river frontage on fringe of a timeless Exmoor village

- Porch/Sun Room, Entrance Hall
- Kitchen/Breakfast Room
- 3 Bedrooms [1 on ground floor]
- Bathroom, Shower room
- Currently Business Rated
- Lounge/Dining Room
- Boot/Utility Room, Oil C.H.
- 2nd Sitting Room/Bed 4
- Large garden, stables, ample parking
- Freehold

Guide Price £595,000

## 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. 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

Little Mead presents elevations of brick and painted render, with double glazed windows, beneath a slate roof. The original property possibly dates from the 1930s, but has been extended and the roof space converted over subsequent years, and now offers deceptively generous accommodation, which is also versatile and could potentially suit dual occupation use. There is also a ground floor bedroom, bathroom and shower room which future-proofs the property. Externally there is ample off-road parking, garage space (subject to planning), a detached triple stable block, large well-tended gardens, and excellent frontage to the East Lyn River with fishing rights. The property is considered ideal as a principal residence, 2nd home, UK base or holiday let, as it has been in recent years for the current owners.

## ACCOMMODATION

GROUND FLOOR front door to ENTRANCE PORCH/SUN ROOM. Inner door to ENTRANCE HALL. SITTING ROOM/BEDROOM 4 a triple aspect room with ornamental fireplace, wooden surround, tiles inset, wood burner on tiled hearth. KITCHEN/BREAKFAST ROOM a double aspect room with a good range of base and wall cupboards in a cream theme, with single drainer stainless steel sink, free-standing cooker, Whirlpool extractor fan above, plumbing for dishwasher, former fireplace now with recessed CUPBOARD, further CUPBOARD housing hot water cylinder, staircase rising to first floor. UTILITY/PLAYROOM/BOOT ROOM with radiator from the central heating system, plumbing for washing machine. MAIN SITTING/DINING ROOM a lovely, spacious triple aspect room with French doors into the GARDEN. BEDROOM 1. SHOWER ROOM with tiled cubicle, Triton electric shower, low level wc, pedestal wash basin, extractor fan, wall heater, trap to loft, heated towel rail/radiator. BATHROOM panelled bath, low level wc, pedestal wash basin, heated towel rail, extractor fan. FIRST FLOOR landing with trap to loft space. BEDROOM 2 under eaves, river views. BEDROOM 3 under eaves, river views, built-in wardrobe.

## OUTSIDE

From the lane, the property is approached via a 5-bar gate to a CAR PARKING AREA with space for 3-4 vehicles. The FRONT GARDEN is mainly laid to lawn, with some very mature apple trees. There is a modern oil tank and tree screen from the lane. There is access at both sides of the property to the REAR GARDEN, where there is a small PATIO and then sweeping lawns, which run down to the river's edge, which is also overlooked by a DECK/JETTY. There is an external Grant oil-fired boiler for central heating and domestic hot water. The garden continues as sweeping lawns, overlooked by a triple timber STABLE BLOCK with water tap nearby. This overlooks a further area of ORCHARD, which has a separate gated access return to the lane. The gardens are of good size, mature and provide a good deal of seclusion and privacy.

## SERVICES

Mains electricity and water. Drainage is to a private modern system. Heating is oil-fired, supplemented by electric wall heaters. According to OfCom, broadband is available in the area and mobile signal is unlikely from any provider. For further information please visit <https://checker.ofcom.org.uk/>

## DIRECTIONS

W3W/////exotic.hack.grain

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.





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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