



Ye Olde Cottage



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Barbrook, Lynton, EX35 6PD

Local shop/petrol station nearby. Lynton/Lynmouth 2 miles.
Barnstaple 18 miles

An interesting and unique Grade II listed period home in need of renovation set within gardens that extend down to the River Lyn

- Auction Date TBC
- In need of full renovation
- Cash buyers only
- Council tax band D
- Grade II listed
- Unique opportunity
- Freehold

By Auction £250,000

DESCRIPTION

An interesting and unique Grade II listed period home in need of renovation, set within gardens that extend down to the River Lyn. The accommodation is around 1616 square feet and is set over two storeys, with many original features still remaining. Attached to the property is a garage/workshop which could be incorporated into the house for further accommodation (subject to planning permissions.) To the front of this is off road parking and gated access to the road. Externally, the property sits in around 0.25 acres of mature gardens with direct access to the River Lyn and includes a range of useful outbuildings.

SITUATION

Ye Olde Cottage stands on an elevated position, above the West Lyn River to the rear and on the level to Barbrook at the front. Barbrook is a small Exmoor village on the outskirts of the town of Lynton and linked to the very pretty harbour village of Lynmouth, not only by road but also the famous water powered cliff railway, and where the East and West Lyn rivers meet to join the sea. The property faces almost south with a view across to woodland running down the wooded valley with the river meandering through. Barbrook offers facilities including general shop/petrol station for everyday needs, whilst Lynton and Lynmouth offer further community facilities including a primary school, all lying within the boundary of Exmoor National Park. The area is rich in leisure pursuits including some fine coastal, river and woodland walks.

SERVICES

Oil central heating
Mains water and electric
Private drainage
Stone construction
Slate roof



PROOF OF IDENTITY

Under the Money Laundering Regulations 2017, it is a requirement for Estate Agents to perform due diligence checks on any person that intends to bid at auction. There will be a requirement for all bidders to register via the online sales site and complete the ID checks. There is no charge for registration.

BUYER AND ADMINISTRATION FEES

The successful purchaser(s) will be liable to pay the sum of £5,000. From this a buyer's fee of £2,400, including VAT is retained by Stags/Bamboo as a contribution towards the online platform costs, and £2,600 is payable towards the purchase price. An additional administration fee of £1,200 including VAT will be payable by the successful purchaser immediately after the auction.

DEPOSIT PAYMENT

The seller and buyer agree that the winning bidder may transfer the remainder of the 10% deposit (less the amounts paid online) within 48 hours of the end of this online auction. Clauses 6.1, 6.2 and 7.1 are the holding deposit agreement shall be read as amended to reflect this accordingly. The remainder of the 10% deposit payment is handled by the buyer's solicitors and must be in their client account no later than 48 hours post exchange. It is essential that you instruct your solicitor in advance of the auction.

AUCTION LEGAL PACK

Copies of the legal pack and special conditions of sale are available online to be downloaded via the tab on the online auction property listing page. Prospective purchasers will need to register for the Bamboo online platform in order to download the legal pack. It is the purchaser's responsibility to make all necessary enquiries prior to the auction. Prospective purchasers are strongly advised to inspect the legal documentation – this will/may contain material information regarding the property - and to consult legal advice prior to bidding.

TENURE AND COMPLETION

The property is sold Freehold with vacant possession on completion. 28 working days after the auction or earlier by agreement.

VENDORS SOLICITOR

Wollens, Aperture, Pynes Hill, Rydon Lane, Exeter, Devon, EX2 5AZ.

SPECIAL CONDITIONS OF SALE

Particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale/auction information pack, and in case of any inconsistencies the provisions of the latter shall prevail. Special conditions of sale/auction information pack is available online. It is assumed that the purchaser will have made all necessary enquiries prior to auction.

DEFINITION OF AUCTION GUIDE & RESERVE

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. We expect the reserve will be set within the guide range of no more than 10% above a single figure guide. Guide prices may change at any time prior to the auction.

VIEWINGS

Viewings are invited by CASH BUYERS ONLY, strictly by appointment with the vendor's appointed Agents Stags Barnstaple Office on (01271) 322833 or barnstaple@stags.co.uk

Prospective purchasers view the site at their own risk and Stags takes no responsibility for any injury or accident. Prospective purchasers are to exercise due care and attention when viewing.



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		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

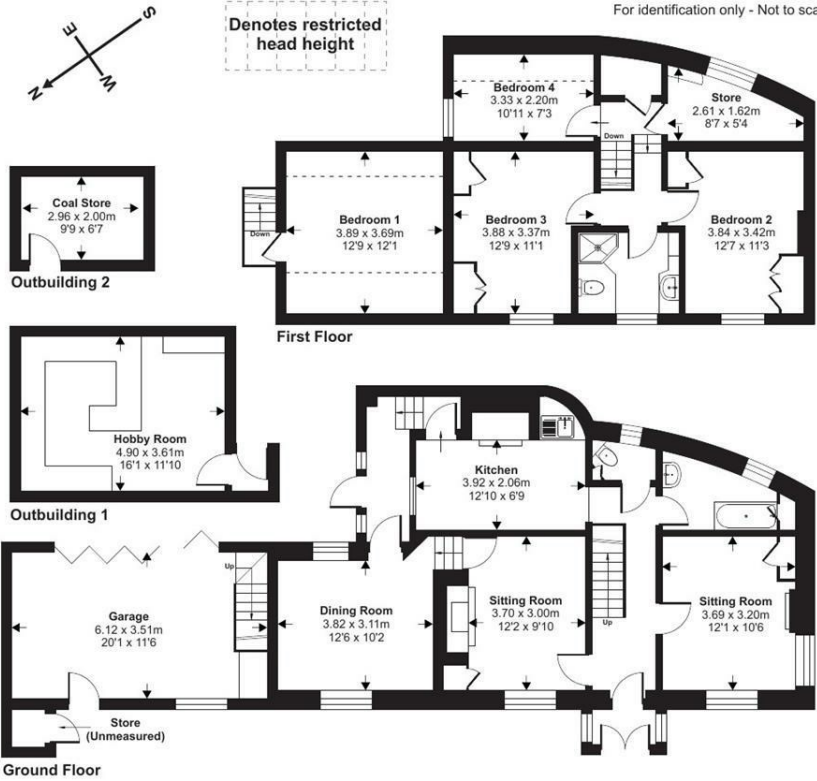
30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833

Approximate Area = 1616 sq ft / 150.1 sq m (includes garage & excludes store)
Limited Use Area(s) = 87 sq ft / 8 sq m
Outbuildings = 269 sq ft / 24.9 sq m
Total = 1972 sq ft / 183 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1320687



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