



Copper Top



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Hollerday Drive, Lynton, Devon, EX35 6HQ

Close to local amenities, the South West Coast Path, Lynmouth Beach & Cliff Railway

A most unusual duplex apartment with garage and good sized garden which enjoys fabulous sea views, as well as views of Exmoor

- Dining/Family Room with vaulted ceiling
- Sitting Room, Kitchen with wood burner
- 3 Bedrooms, 2 Bathrooms
- Landscaped, secluded gardens
- Ideal Main/2nd home/UK base/Holiday let
- Also with Atrium window & balcony access
- Study/Bedroom 4, Oil C.H., Double Glazed
- Garage, Additional Parking
- Summerhouse/Studio
- Council Tax Band B. Leasehold/Freehold

Guide Price £545,000

SITUATION & AMENITIES

In terms of location, the property enjoys the best of all worlds – being on high ground with outstanding sea views across to Wales, as well as across the village scene and into the Lyn Valley, all surrounded by the natural beauty of Exmoor National Park. The town centre offering a good range of local amenities, including 2 small supermarkets, pharmacy and medical centre is within a few minutes' walk. The South West Coast Path is also nearby. The Valley of Rocks and Lynmouth Beach are within a healthy walking distance. Alternatively, Lynmouth can be accessed via the cliff railway nearby. North Devon's regional centre of Barnstaple, Minehead across the Somerset border and North Devon's famous surfing beaches are all within less than an hour by car. The North Devon Link Road can be reached in around 45 minutes, and leads on in a further ½ hour or so to Jct.27 of the M5 Motorway, and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter. The area is well served by excellent state and private schools, including the renowned West Buckland school and Blundell's at Tiverton.

DESCRIPTION

Copper Top comprises a 1st and 2nd floor duplex apartment – one of four units converted from a former Police Station (hence the rather appropriate name). The original building is understood to date from the 1930s, but this apartment was remodelled about 8 years ago. The versatile and well-presented accommodation includes: on the First Floor – Entrance Hall running into Dining/Family Room with vaulted ceiling, atrium-style window and balcony off, to enjoy the best of the sea views and the sunsets, Kitchen, Sitting Room, two Bedrooms, Bathroom, Study/fourth Bedroom (also with access to the balcony), Bath/Shower room and separate WC. On the Second Floor is the Master Bedroom with Ensuite. Externally there is a large detached Summerhouse/Studio/Office, a Garage, two parking spaces and delightful landscaped gardens of good size, arranged over a series of levels and forming external 'rooms'. All-in-all, Copper Top is totally unique and a rare commodity, often sought but seldom found.



TENURE

The property is held under a 999 year lease from 31st December 2001. The reversionary Freeholder is a Limited Company, the Directors and Shareholders of which are the owner/occupiers of the two apartments which make up the building. There is no ground rent and no annual maintenance charge payable.

ACCOMMODATION

The building presents painted rendered elevations, beneath a slate roof and there are double-glazed windows throughout. From its garage and parking area, there is a pedestrian gate and steps leading via a bridge to the front door, which leads directly into an ENTRANCE HALL with coats hanging area. The double aspect DINING/FAMILY ROOM is flooded with light via the atrium-style window and has a lofty vaulted double-height ceiling. There is engineering oak flooring. Bi-fold doors lead to the BALCONY with stone and glass surround – ideal for Al fresco dining. There is an open hatch to the KITCHEN with a good range of fitted, painted base and wall cupboards. Work surfaces are in black corrian, which surrounds a sink unit. There is plumbing for washing machine, 4-ring ceramic hob with extractor hood above, double electric oven, space for upright fridge/freezer, engineered oak flooring, wood burner. INNER HALL with storage CUPBOARD. SITTING ROOM with staircase rising to MASTER BEDROOM (described later). BEDROOM 2 double fitted wardrobe, shelved recess. BEDROOM 3 built-in double wardrobe. BEDROOM 4/STUDY double aspect with access door to BALCONY. SHOWER ROOM re-fitted in recent years with double cubicle, marble-effect Aquaboard surround, hand held and overhead units, tiled toiletries recess, wash hand basin with cupboards beneath, illuminated wall mirror. SEPARATE WC with tiled floor and walls. Returning to the SITTING ROOM – staircase rising to First Floor. MASTER BEDROOM range of built-in cupboards under eaves, walk-in wardrobe. ENSUITE BATH/SHOWER ROOM once again re-fitted in recent years – panelled bath, wash hand basin with vanity cupboards, illuminated wall mirror, corner shower cubicle with Mira electric shower unit, Aquaboard surround, low level wc, extractor fan, ladder-style heated towel rail/radiator.

OUTSIDE

Immediately to the right of the front door is a recessed oil-fired boiler (replaced in recent years) for central heating and domestic hot water. Below the boiler is the property's oil tank. To the right of the boiler is a TERRACE, ornamental pond and gravelled GARDEN. Steps lead to an UPPER TERRACE, from which to enjoy the best of the views. Steps then lead on to a lower gravelled TERRACE, where there is the detached TIMBER STUDIO/SUMMERHOUSE with power and light connected, which is well insulated. A pair of double gates lead to the two parking spaces and the GARAGE, which is at the end of a block and has power and light connected, up-and-over door and fitted shelving. The gardens are most attractively landscaped and are enclosed by fencing and hedging, providing a good deal of seclusion and privacy.

SERVICES

Mains drainage, electricity and water. Oil-fired central heating. According to Ofcom, Ultrafast broadband is available and mobile service should be available at the property across all networks.

DIRECTIONS

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As you enter Lynton on Lee Road, continue to the centre of the town. Upon reaching the Town Hall, take the lane to the right (Hollerday Drive). Continue until you reach a stone cottage and turn right in front of this cottage, which leads to a block of three garages. The first of these belongs to Copper Top, and the parking bay adjacent to it. Also, the pedestrian gate beyond the garages leads to the bridge and onto the apartment itself.



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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