



Cheswood



STAGS

Cheswood

Tors Park, Lynmouth, Devon, EX35 6NB

Lynmouth beach/village within walking distance. Barnstaple 19

An unusual detached character residence in a secluded wooded valley with river glimpses yet

- 2 Reception Rooms, Utility
- Kitchen/Breakfast Room,
- 4 Bedrooms, 2 Bathrooms
- Ample Parking & Gardens
- Verandah & Sun Terrace
- Lucrative Holiday Income

Guide price £349,950

SITUATION AND AMENITIES

Cheswood occupies an elevated perch in a tranquil wooded valley, overlooking the River Lyn in a secluded and private location. Perfectly placed on the edge of Exmoor National Park, there is excellent accessibility to explore the breathtaking and unspoilt moors with its wooded valleys, sparkling waterfalls and cascades, where eventually, the river meets the sea. The twin villages of Lynton and Lynmouth are situated on the North Devon coast, approximately mid way between Ilfracombe and Minehead. Lynmouth itself boasts a small harbour, beach, as well as a good range of select shops, inns and restaurants, all within an energetic 10 minute walk. The regional centre of Barnstaple houses the areas main commercial, entertainment, leisure and shopping venues is just over 19 miles. The A361 Link Road is about half an hour leading through to Junction 27 of the M5 in a further 30 minutes where Tiverton Parkway offers a fast service of trains to London Paddington in about 2 hours.

DESCRIPTION

Cheswood nestles into the hillside, is built on bed rock and reputed to date originally from the 1920s. The accommodation is principally arranged over three floors and is well presented. Within recent years the kitchen and sanitary ware have been updated. The property is currently operated as a second home / holiday investment, producing a lucrative income, or alternatively, Cheswood is eminently suitable as a private residence or possibly a bed and breakfast establishment. The majority of the contents, fixtures and fittings are available by separate negotiation, if required. The layout of the accommodation and approximate dimensions is more clearly identified on the accompanying floor plan, but comprises;



GROUND FLOOR

Partly glazed front door to ENTRANCE HALL. SITTING ROOM A pleasant double aspect room with river views featuring open fireplace with cream brick surround, wooden mantle, stone hearth. Night storage heater. Glazed door to veranda which links with BEDROOM 1 (Alternatively a further reception room if required). Fitted double wardrobe with drawer beneath, river views, EN-SUITE SHOWER ROOM With shower cubicle, tiled surround, pedestal wash hand basin, mirrored splash backs, strip light / shaver point, low level WC, half tiled walls, night storage heater, return door to entrance hall. UTILITY ROOM With plumbing for washing machine, vent for tumble dryer, work surface above, wood laminated flooring.

FIRST FLOOR GALLERIED LANDING

Night storage heater. Trap to part insulated loft with retractable aluminium ladder. BEDROOM 2 Window to side, two built in wardrobe cupboards, night storage heater. BEDROOM 3 Ornamental fireplace, window to front, night storage heater. BEDROOM 4 Window to side, wash hand basin, built in wardrobe. FAMILY BATHROOM With wood panelled bath, telephone style mixer tap / shower attachment, pedestal wash hand basin, illuminated wall mirror above, ladder style heated towel rail / radiator, fully tiled walls. SEPARATE WC Fully tiled walls, wood laminated flooring.

LOWER GROUND FLOOR

DINING ROOM A pleasant double aspect room with river views to front. Night storage heater. 2 Built in storage cupboards. KITCHEN / BREAKFAST ROOM A good range of modern units finished in cream with wood effect work surfaces incorporating ample base and wall cupboards, recessed leisure range incorporating two ovens, grill and 5 ring halogen hob, fitted Bosch Dishwasher, room for upright fridge/freezer, airing cupboard housing factory lagged cylinder, wood laminated flooring, window to front with river views, electric wall heater, staircase to lower garden level, access to storage void. REAR LOBBY With pair of glazed doors to garden, fuel store, separate workshop.

OUTSIDE

The ground floor is approached via a pedestrian gate from the access lane with pathway meandering down to it. Vehicular access is initially over a shared driveway which then gives access to a five bar gate and ample private parking. There is a good size sun terrace and open loggia with double power socket. The gardens are generally formal nearest the house, sloping and wooded beyond. Nearest to the pedestrian gate is a timber dustbin store. The whole area amounts to approximately a quarter of an acre.

LOCAL AUTHORITY

Exmoor National Park, Exmoor House, Dulverton, Somerset, TA22 9HL. 01398 323665.

DIRECTIONS

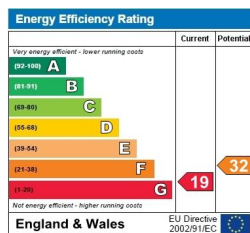
With Lynmouth harbour behind you and the seafront on your left, cross over the river in the direction of Countisbury Hill and turn first right into Tors Road. After a few hundred yards, turn left into Tors Park, following the sign towards Heatherville Hotel. Pass the Heatherville Hotel itself and climb the hill taking care as the lane is narrow and steep, and after the next right hand bend, the entrance to Cheswood will be found within a short distance on the right.

SERVICES

Mains water, electricity and drainage. Electric Heating. Sky & Wi Fi.



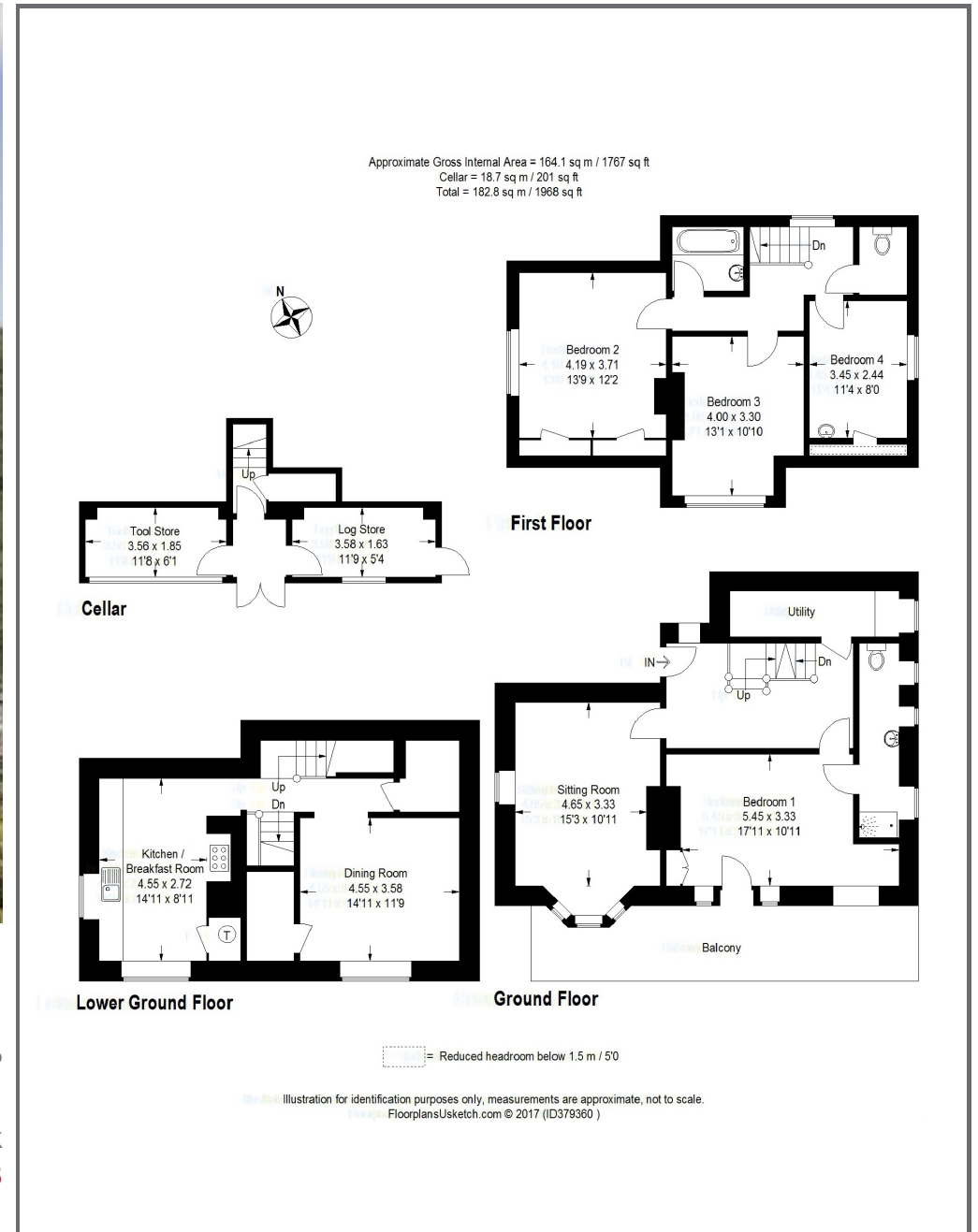
LYNMOUTH BEACH NEARBY



30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk
01271 322833

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