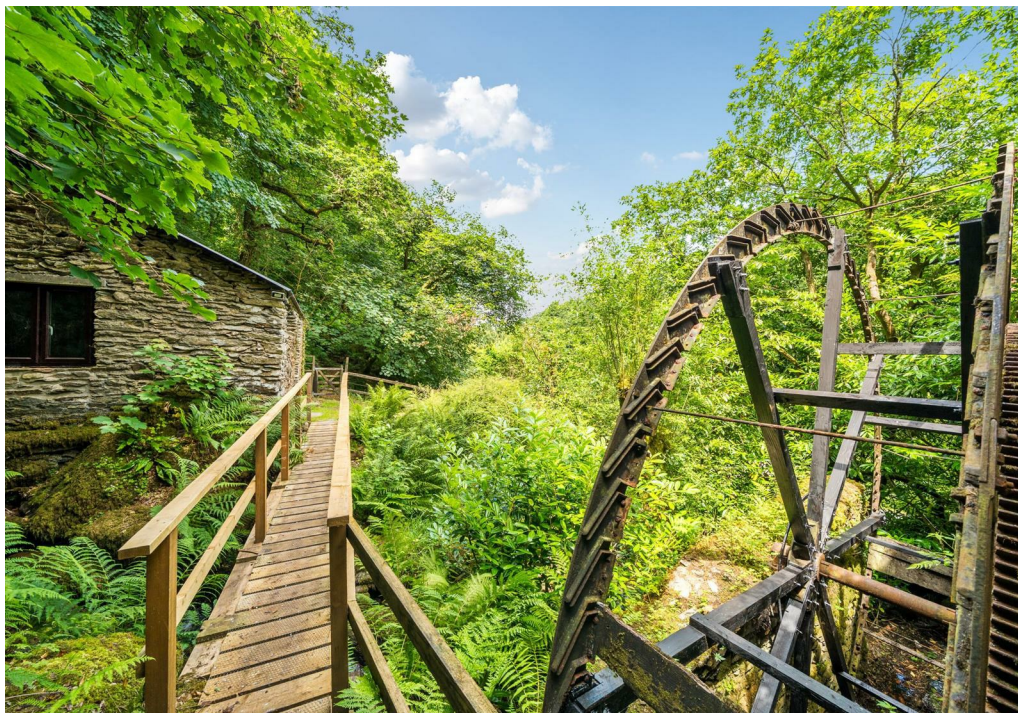




Oaklands







# Oaklands

Brendon, Lynton, EX35 6PT

Within healthy walking distance of Brendon & Rockford villages, both with pubs serving food. Lynton/Lynmouth and the coast 15 minutes

A substantial detached Victorian former mill house with mill wheel and associated character buildings, set in 2 acres of secluded grounds on an elevated site overlooking the East Lyn River surrounded by the timeless natural beauty of Exmoor

- Hall, 3 Reception Rooms
- Small Conservatory, Study/Bedroom 9
- Ample Parking, Gardens & Woodland
- Suit residential or commercial use
- Business Rated
- Kitchen/Breakfast Room, Utility
- 8 Bedrooms, 4 Bathrooms, Cloakroom
- Mill Wheel, Mill Buildings
- No upward chain.
- Freehold

Guide Price £950,000

## Stags Barnstaple

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## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



SITUATION & AMENITIES

Brendon and its near neighbour Rockford are tiny villages set in a beautiful 'hidden' valley, near the Northern coast of Exmoor National Park. The village of Brendon and the valley which shares its name are well-known to readers of Lorna Doone, as the picturesque setting for R.D Blackmore's classic adventure. Also nearby are Oare church, Malmesmead and Robber's Bridge, which feature primarily throughout the book. Oaklands enjoys a timeless and tranquil setting within its own secluded grounds, but not isolated as there is a neighbouring property across the lane. Entertainment and sustenance are close at hand at the Rockford Inn and at the Staghunters Inn, Brendon, at 1/4 mile and 3/4 mile away respectively. The twin villages of Lynton and Lynmouth are about 4.5 miles and as well as their scenic cliffs and historic harbour, offer a good range of shops, pubs, restaurants, churches, primary school, library and even a cinema. Exmoor National Park offers over 260 sq miles of dramatic scenery, including some of Britain's highest cliffs, steep wooded valleys, rolling pasture and mile after mile of open moorland, and is a haven for a wide range of wildlife including deer, Exmoor ponies, buzzards and other bird of prey. Exmoor's reputation as one of the finest areas in England for those walking and riding is richly deserved – all of which is available directly from the property without having to drive. The house occupies an elevated site and actually overlooks the East Lyn river below. We understand that Waitrose, Tesco, Sainsbury's and Asda all deliver. Barbrook Services is about 5 miles away with petrol station and well-stocked shop. It is a 50 minute drive to Taunton, where trains to London take 1hr 50 minutes. The regional centre of Barnstaple is about 30 minutes by car. Combe Martin and the renowned surfing beaches at Croyde, Saunton (also with Championship Golf Course), Putsborough and Woolacombe are all within about 40 minutes' drive. The nearest international airports are Bristol and Exeter.

DESCRIPTION

Oaklands comprises an imposing detached country house which presents elevations of stone with ornamental fretwork to the gable ends, mainly double-glazed replacement windows, beneath a slate roof. The property dated from the Victoria era and we understand was originally built as the accommodation supporting the adjoining saw mill, where the timber produced was used to construct many of the buildings in nearby Lynton and Lynmouth. The house offers versatile accommodation arranged over three storeys, including 8/9 bedrooms and has potential for a variety of uses, including one large family home, for dual occupation as home with income, as holiday let (as now), as boutique hotel, as a retreat, etc subject to any necessary change of use. When the vendors purchased the property – about 13 years ago – it was falling into disrepair and so they have over subsequent years, systematically and sympathetically renovated the property. All works have been undertaken with respect to the original integrity of the house, which now combines quality contemporary 21st Century refinements with original character features. They have even retained the original colour of the paintwork, which is Buckingham Green. Particular attention has been paid to services, not only in terms of compliance, but also containing costs. For example, a new sewage treatment plant was installed around 2013. At the same time a pellet Biomass central heating system was also installed and which can be remotely operated. A particular feature of the property is the partly refurbished water wheel, which can be powered by water from the stream which passes through the property, and a potential source of free energy. Adjoining this is the former mill building which could easily be made suitable for use as a studio, office or leisure room. There is also a detached period mill barn which accommodates the central heating and water apparatus in one half, and is a games room in the other. There are gardens and woodland of just over 2 acres, including triple parking bay even with electric charge point. The property is currently run as a holiday let, accommodating up to 14 people. Details of income can be obtained from the Selling Agents if appropriate. The majority of the contents are available by separate negotiation if required.





## ACCOMMODATION

### ACCOMMODATION

#### GROUND FLOOR

Original front door to ENTRANCE HALL stripped wood flooring (most of the doors throughout the property are original). SITTING ROOM ornamental fireplace, wood effect flooring, bay window with glazed doors to GARDEN and overlooking the East Lyn River, ornate ceiling rose. DINING ROOM period fireplace, wood effect flooring, window to front overlooking the East Lyn River, ornate ceiling rose. SNUG period fireplace with Bressumer beam, fitted wood burner, slate hearth, wood effect flooring, built-in cupboards to left, ornament shelf at ceiling height, window seat, exposed beams to ceiling. INNER LOBBY slate flooring, shelf, CUPBOARD understairs. KITCHEN/BREAKFAST ROOM excellent range of white gloss units topped by rolled edge work surfaces, incorporating single drainer stainless steel sink unit, space for American-style fridge/freezer, beamed ceiling, slate flooring, 'Classic' range recessed in fireplace with electric ovens and 6-ring ceramic hob, built-in extractor fan above. CONSERVATORY slate flooring, stable door to OUTSIDE, exposed stone walls. UTILITY/BOOT ROOM slate flooring, half-glazed door to OUTSIDE, space and plumbing for washing machine, shelf above, space for tumble dryer, coat hooks. From the ENTRANCE HALL a staircase rises to MEZZANINE LEVEL. FAMILY BATHROOM contemporary suite of panelled bath, shower cubicle, hand held and drench units, wash hand basin, low level wc, wall mirror, strip light, extractor fan, polished tiled flooring, half-tiled walls. MAIN LANDING with CLOAKROOM wc and wash hand basin. BEDROOM ornamental period fireplace, stripped wood flooring. ENSUITE SHOWER ROOM with tiled cubicle, pedestal wash basin, illuminated wall mirror, extractor fan, low level wc, ladder-style heated towel rail/radiator. BEDROOM ornamental period fireplace, varnished wood flooring. BEDROOM stripped wood flooring. BEDROOM ornamental period fireplace, varnished wood flooring. BEDROOM varnished wood flooring. SHOWER ROOM tiled cubicle, pedestal wash basin, illuminated wall mirror, low level wc, extractor fan, ladder-style heated towel rail/radiator, tiled walls and floor. From the LANDING a doorway leads to the SELF-CONTAINED 2ND FLOOR. Built-in CUPBOARD under eaves. BEDROOM painted wooden floor, painted beamed ceiling. BEDROOM ornamental period fireplace, varnished wood flooring, painted beams. BEDROOM (currently arranged as STUDY) stripped wood flooring. BEDROOM wood effect flooring. BATH/SHOWER ROOM with cast iron ball and claw footed bath, separate shower cubicle, pedestal wash basin, illuminated wall mirror, low level wc, tiled walls and floor.

#### OUTSIDE

Adjacent to the main house is a DRYING ROOM/WORKSHOP accommodating hot water cylinders and electrics. Adjacent is a RECYCLING SHED. Immediately adjoining the lane below is a parking space for 3-4 vehicles with electric charge point. A gravelled drive leads off this, which could provide overspill parking for smaller vehicles. There is a 5-bar gate in between, and an upper grass parking space provided to allow access for anyone with mobility issues, in order that they can off-load closer to the house. A pedestrian gate leads from this area via a meandering gravelled pathway up to the front of the house, where there is a gravelled TERRACE and coach lamp adjacent to the front door. There are lovely views from here down over the East Lyn River. To the left of the main house is a secondary TERRACE to enjoy different vistas. To the right of the property is the PERIOD BARN, which presents elevations of stone, part-timber clad, beneath a slate roof. The left-hand section of this accommodates the apparatus for the pellet central heating system, with 'Froling' biomass boiler. There are also further water tanks, water storage tank and general apparatus for the private water system. The right section of the barn is currently arranged as a GAMES ROOM. To the left of the barn is the hopper feed system for the pellets. In front of the barn is an extensive area of lawn, and below this the fenced-off garden area and the subsurface sewage treatment plant. This area is bounded by a stone wall with pedestrian gate, leading into the mill wheel area. The mill wheel is in wood and cast iron, which can link with the stream, and where a purchaser may wish to consider installing a sluice arrangement to power the wheel. A refurbished rustic bridge crosses a beautiful stream and waterfall, leading onto the MILL BUILDING, which has power, light and water connected and makes an excellent studio/workshop etc. Beyond there is a pedestrian gate and fencing, which separates the public footpath which crosses the property and runs behind the MILL BUILDING, and is therefore far-removed from the property itself. Otherwise the grounds are mainly wooded, underplanted with ferns and foxgloves. All-in-all they provide an appropriate setting, as well as privacy and the setting really is quite special.

#### SERVICES

Services include mains electricity, private spring water supply, sewage treatment plant and central heating by biomass pellet system.

#### DIRECTIONS

Leave Lynmouth on the A389 up Countisbury Hill, past the Blue Ball Inn on your right-hand side, and take the next turning right signed 'Brendon 1 Mile'. Continue into the village, cross over the stone bridge and at the 'T' junction bear right. Continue through the village, passing the village hall and after about ½ mile the property will be found on the left-hand side, set above the lane. Its parking bay is just beyond the pedestrian entrance.

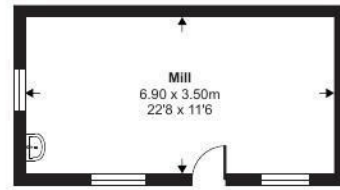
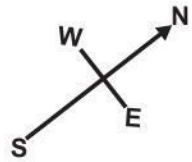
Approximate Area = 2787 sq ft / 258.9 sq m (excludes store)

Limited Use Area(s) = 178 sq ft / 16.5 sq m

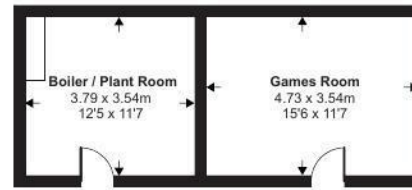
Outbuildings = 686 sq ft / 63.7 sq m

Total = 3651 sq ft / 339.1 sq m

For identification only - Not to scale

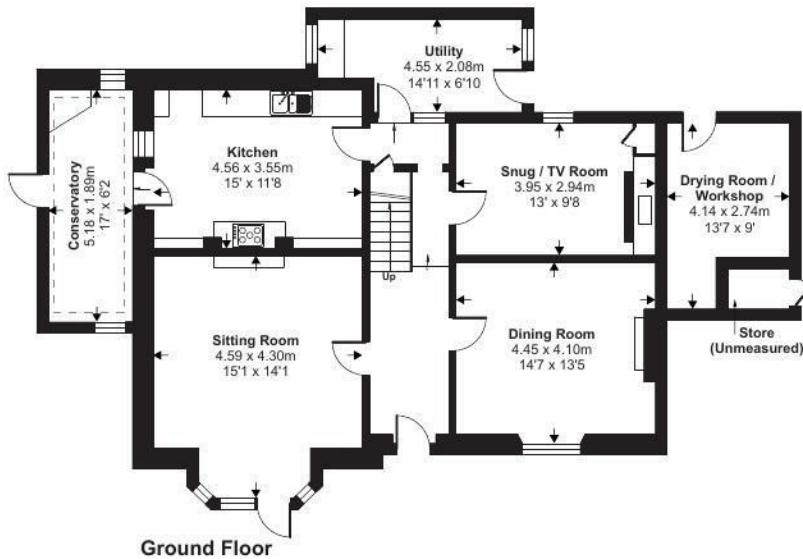


Outbuilding 1

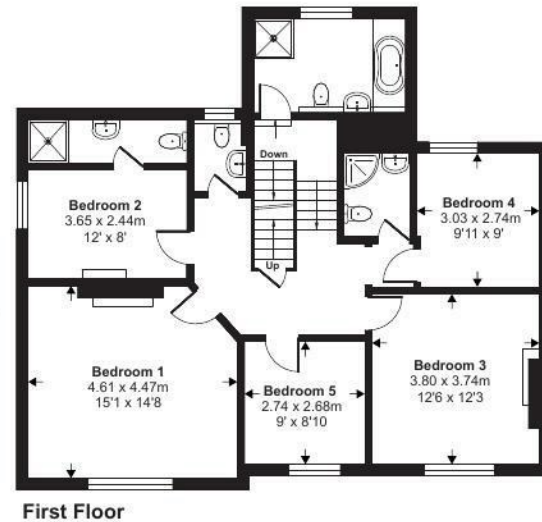


Outbuilding 2 / 3

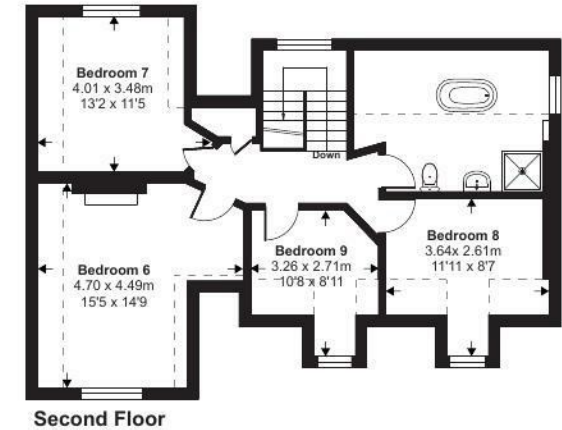
Denotes restricted head height



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1318065



STAGS

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                     |         |           |



