



BY DESIGN



Seawood House, North Walk, Lynton, Devon, EX35 6HJ

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Located on the edge of the idyllic Exmoor National Park, in the picturesque town of Lynton, North Devon looking out to beautiful sea views is this magnificent grade II listed Georgian villa.

**Welcome to SEAWOOD HOUSE.**



Scan to watch  
video tour

## Sold with No Onward Chain

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### **Main House**

Bedrooms **8**

Bathrooms **8**

Reception Rooms **3**

### **Apartment**

Bedrooms **3**

Bathrooms **1**

Reception Rooms **1**

Built **1835**

Grade II Listed

Internal Size **5,488 sq/ft**

Plot size **Circa 0.75 acre**

Fuel **Oil**

Driveway **8 cars**

Terrace **N/W facing**

Period features throughout

Council Tax **Business rates**

EPC Rating **C**

Local Authority

**North Devon Council**

Originally used as a grand and prestigious family home, Seawood House currently operates as a boutique hotel, renamed Seawood Hotel, and sits in arguably the best position in the area next to the historic cliff side railway with breathtaking sea views stretching to The Foreland over Lynmouth Bay all the way out to Wales.

The property offers flexible accommodation with 8 bedrooms in the main house, all with en-suite bathrooms, plus 3 further bedrooms in the self-contained apartment located on the lower ground floor. The property benefits from recent refurbishment throughout by the current owners, including the stunning high-spec modern kitchen. There is gorgeous period detail throughout the property, which enhances the opulent feeling of the home.

On the ground floor there is a generous entrance foyer, which leads to a formal dining room, the fully refurbished modern kitchen, an open reception area and the formal sitting room. Off the hallway is access to a second 'staff' kitchen and stairs which lead down to the self-contained apartment. The access to the self-contained apartment from within the main house can be closed off allowing access only from the apartment's separate entrance at the front of the property.

On the first and second floors there is a total of 8 bedrooms, all with en-suite bathrooms and most with incredible sea views. There is flexibility to adjust the configuration of the bedrooms if required by knocking through some of the rooms, giving the bedrooms large walk-in dressing rooms or hobby/study areas.

The property is approached by car or foot via North Walk which leads to a private gravel driveway to the side of the property. At the front of the property is a wraparound terrace which faces the sea and offers the perfect spot for alfresco dining and drinks with spectacular sea views. Waking up early to have breakfast watching the sunrise is a must!

The location of Seawood House is perfect. Located off the North Walk (part of the South West Coast Path), it is only a short walk to the local amenities including the charming town centre of Lynton, the Valley of the Rocks and the town of Lynmouth. Seawood House also has its own winding footpath behind the property which takes you directly to the town past the start of the cliffside railway.

Whether Seawood House continues as a boutique Hotel or is converted back to a gorgeous residential home, it will continue to be a beautiful place to live and a home which guests, friends and family are going to love visiting.

**Further development opportunity at the rear of the property STPP.**



# THE STORY OF Seawood House

In 1815 a William Sanford paid John Lock, the then Lord of the Manor of Lynmouth and Lynton £200 to obtain a lease on a plot of land with a superb view on which he was to build his summer residence known as 'Lynton Cottage'. This property is located on North Walk Hill, Lynton. Today it is still present but has been converted into Flats.

It has to be remembered that in 1815, there was no identifiable road named 'North Walk', merely a narrow track through vast woodland that gave visitors pedestrian access to The Valley of The Rocks.

With the advent of Middle , High-Class Visitors coming to the area William Sanford recognised an opportunity and in 1826 he paid a further £980 to John Lock to acquire the Freehold on his site and other surrounding woodland measuring 12 acres with a view to building properties on it.

The first house to be built in North Walk was 'Seawood House', which was completed by 1835 and built by a well-known local builder's family named Jones who also built the Valley of The Rocks Hotel, Lynton.

The House is believed to have gained its name from the fact that the properties land extended to the front down to the sea incorporating 'Sea Chambers Wood', and from behind the property via woodland to the town of Lynton  
Seawood Houses first resident was a Captain G.B.Greatorix. When built there was an adjacent

property within the grounds named 'Seawood Cottage'. This was The Dowers House to Seawood House. This property is now known as 'North Walk House'. Further properties were yet to be built along North Walk.

Following the arrival of Sir Thomas Hewitt (Mayor of Kensington & Chelsea and QC to The Courts of Queen Victoria) to the area 'The Hoe' considered the most prestigious property in the area was built as a family home in the late 1860/early 1870s.

He then had built 'Choughs Nest', a property situated alongside 'Seawood House' which he used for visitors to The Hoe, which is still present and being run as a Bed & Breakfast along North Walk.

'Seawood House' came under the ownership of family members and as a result Hewitt took possession of 'Sea Chamber Wood' in Front of Seawood House to North Walk and added it to his own estate thus it became part of his property at 'The Hoe' and does so to this day. His acquisitions meant that he now owned every property along The North Walk, Lynton.

Hewitt is known for his involvement in the creation of The Funicular Railway which joins Lynton to Lynmouth. Together with a close Friend Sir George Newnes , the Publisher who lived on Hollerday Hill, Lynton they financed the Railway.

Hewitt and Newnes had been President and Vice President of The British Chess Club, and before

settling in Lynton Newnes regularly visited Hewitt at The Hoe and fell in love with the area.

In funding the creation of the Funicular Railway, Hewitt had a vision that it would finish on North Walk close to 'The Hoe', and the plans for the railway involved a personal on/off staging post on North Walk which is still there to this day close to the Bridge which links North Walk Hill and North Walk, very close to the boundary of 'Seawood House'.

However, an Act of Parliament decreed that the Railway should serve the Town Folk of Lynton and so it finishes closer to the Town. Its ironic that at the time of its creation Hewitt owned 'Seawood House' and so this extension of the railway wasn't an issue and brings about the reasons why 'Seawood House' has a private gate to the top of the Railway, and why the 'Water Tanks' which service the Railway are within the grounds of 'Seawood House'.

The Funicular railway was built and commenced operation in 1890. In about 1929, Seawood House was part of Sir Thomas Hewitt's Estate to be sold off in lots to pay Death Duties. It was thereafter a private residence and then became a hotel.

'The Hoe' is currently known as 'The Villa Spaldi' after its current owners. As a result of its very close association with The Hewitt Family a number of documents about the Family and their involvement in the area to include 'Seawood House' are held by 'The National Archives', and Exmoor National Parks Heritage 'Listed Buildings' Site.



































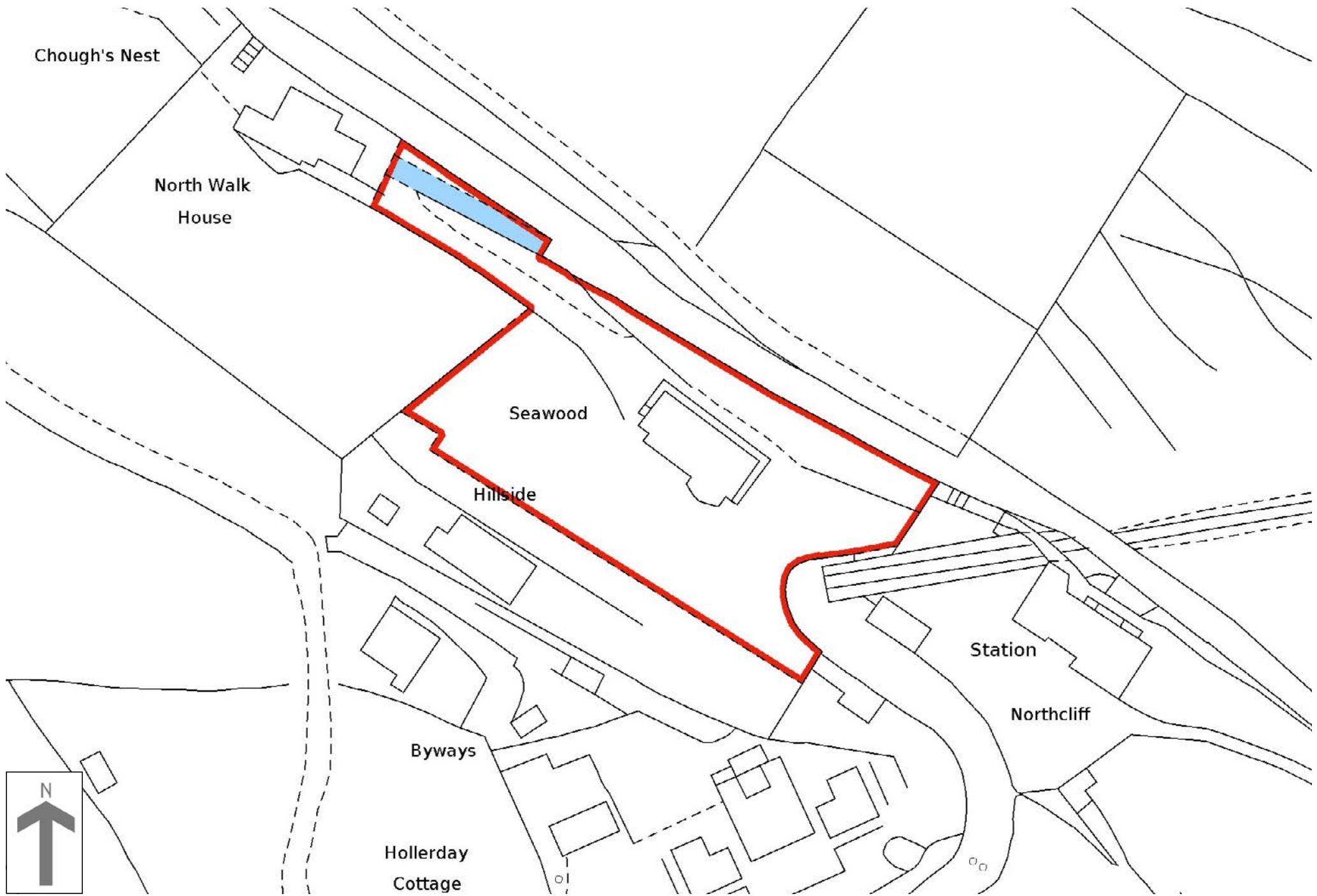
The Seawood Hotel  
Boutique Accommodations  
in a historic building





Shelwood  
Hotel  
The Old Rectory





Chough's Nest

North Walk  
House

Seawood

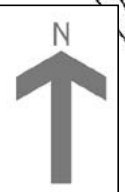
Hillside

Station

Northcliff

Byways

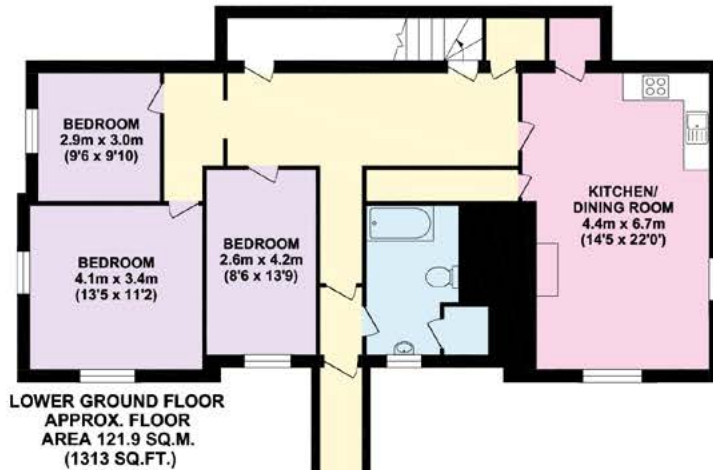
Hollerday  
Cottage



**SECOND FLOOR  
APPROX. FLOOR  
AREA 130.2 SQ.M.  
(1402 SQ.FT.)**



**FIRST FLOOR  
APPROX. FLOOR  
AREA 132.2 SQ.M.  
(1423 SQ.FT.)**



**LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 121.9 SQ.M.  
(1313 SQ.FT.)**



**GROUND FLOOR  
APPROX. FLOOR  
AREA 134.2 SQ.M.  
(1445 SQ.FT.)**

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility

**Approximate Gross Internal Floor Area  
5,488 sq ft (509.9 sq. m)**

*Sizes and dimensions are approximate, actual may vary*



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