



Ocean Edge

Apartment 26 | Tors Park | Lynmouth | North Devon | EX35 6NB



BY DESIGN

Key Features

- Two Bedrooms & Two Bathrooms
- Duplex Maisonette
- Holiday Let or Residential Use
- An Investment & A Home
- Strong Potential Income
- EV Allocated Parking Space
- On The SW Coastal Path
- Stunning Harbour & Sea Views
- High Specifications
- On Site Concierge Management
- On Site Wellness Facilities
- EPC: C & Council Tax Band :C





About

Once a baronial house standing proud above the harbour, this remarkable building has been thoughtfully reborn as a collection of thirty-six individual residences, each shaped with its own character, yet all sharing a quiet elegance that feels both timeless and new.

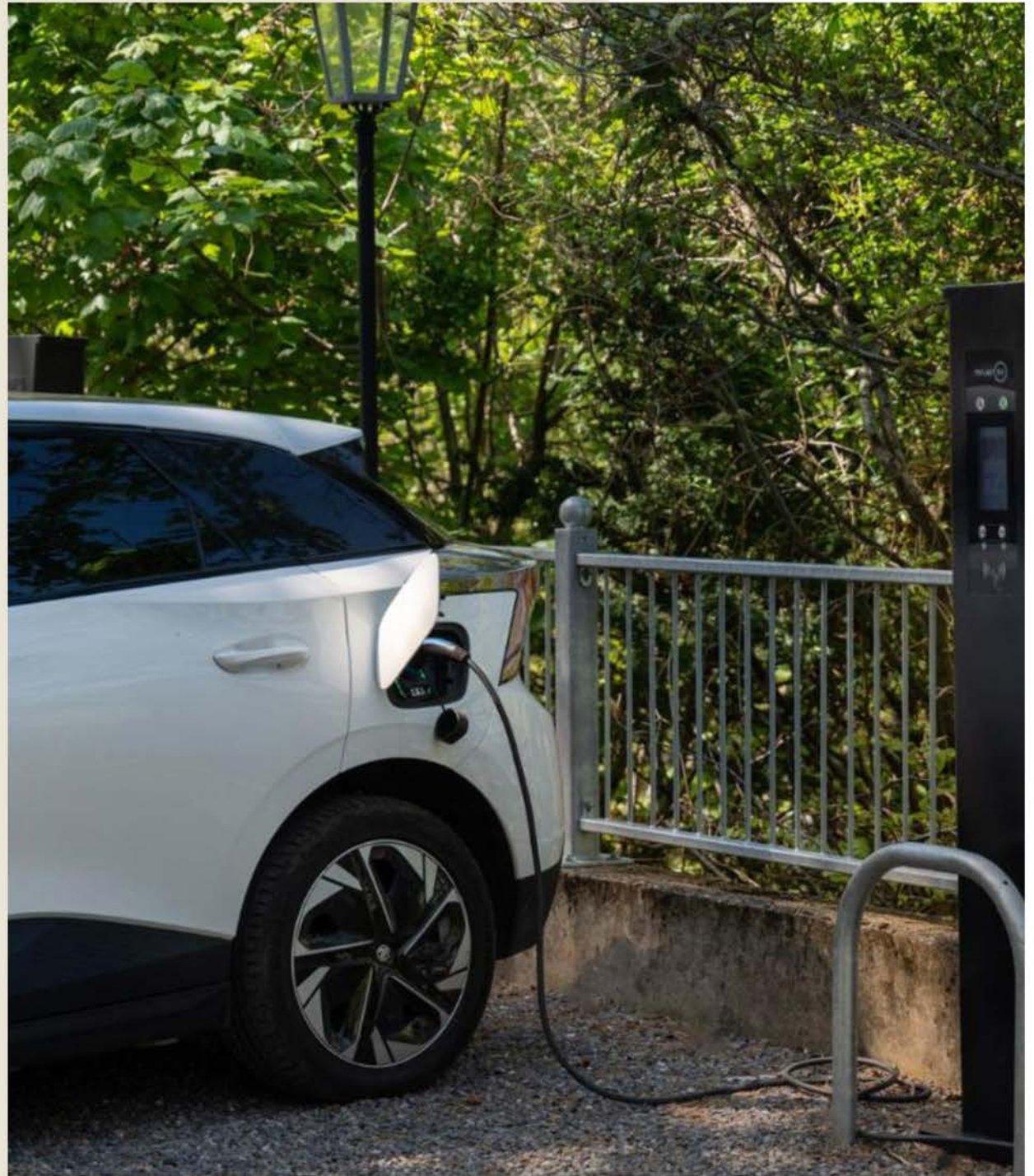
The interiors draw softly from the hills and sea beyond. Gentle tones, generous panes of glass and free-flowing living spaces gather the light, holding the contours of Exmoor as if framed in a gallery.

Every home carries its own sense of craft: kitchens hewn in stone, warm heating, beautifully finished bathrooms and design details that honour the past while embracing the ease of modern living.

These are not simply apartments. They are places with spirit, where thoughtful amenities support a life lived with purpose.

A discreet concierge service, well-being experiences and a fully managed holiday-letting option are on hand, allowing you to settle into a slower rhythm and let the days stretch out a little longer.

Tors Park invites you to pause, to breathe, and to make your own ritual of living. Whether for fleeting escapes, long seasons of calm or a lifetime beside the sea.





Ocean Edge sits high on the second floor, opening to sweeping sea views and a sense of calm that settles the moment you step inside. This finely composed duplex spans 646 square feet, shaped with intelligent design and an effortless flow that makes every corner feel considered. The main living space draws you in with its open-plan ease. Kitchen, dining and lounging flow as one, grounded by warm engineered oak, soft lighting and integrated appliances that keep the aesthetic clean and confident. Step out onto your private terrace where the coastal light shifts through the day and the horizon becomes part of your daily rhythm.

Rise to the mezzanine and the home reveals its quieter soul: two double bedrooms and a beautifully finished bathroom, elevated and serene, offering a retreat for family, guests or your own stillness at the end of the day.

Versatile, graceful and composed with intent, Ocean Edge captures the very heart of Tors Park. It brings comfort, beauty and genuine flexibility together with the promise of strong investment appeal. Above all, it is a place to settle, to breathe and to let life unfold at your own pace.









Outside

The private terrace at Ocean Edge is a place to linger, opening wide to the harbour below and the wild sweep of the North Devon coast as it curves towards the horizon.

Here, mornings settle gently over a cup of coffee, afternoons stretch unhurried, and the evening light turns the sea to gold. It feels less like an addition and more like an outdoor room, a natural continuation of the calm, considered spaces inside.

Beyond your own terrace, Tors Park offers moments of stillness and renewal. A soothing sauna, a valley-facing yoga deck and invigorating ice baths create a quiet balance of restoration and clarity, all just steps from your door.

The grounds wrap the building in soft greenery, part of a sheltered pocket of Exmoor's temperate rainforest.

Wander the paths, step straight onto the coastal trails or follow the wooded valley down towards the water; every route brings a deeper connection to this remarkable setting.

Ocean Edge also includes private allocated parking with EV charging, ensuring everyday ease in a place shaped for thoughtful living.

DISCLAIMERS

These particulars are for guidance only and do not form part of any offer or contract. All descriptions, dimensions and details are given in good faith but must not be relied upon as statements of fact. Buyers should satisfy themselves by inspection or other means. Measurements are approximate. Floor plans and photographs are illustrative only and may be enhanced digitally for marketing purposes. Services and appliances have not been tested. Properties may be withdrawn or sold without notice, and availability should be checked prior to viewing. In line with mandatory Money Laundering Regulations, proof of address, identity and source of purchase funds will be required before a sale can be agreed. This is carried out securely via Credas, an FCA regulated company, for a nominal charge of £50 + VAT per buyer.







Indicative Floorplan

SERVICES & NOTES:

Council Tax: Band C

EPC Rating: C

Services: Main Water & Electric

Local Authority: North Devon District
Council

Tenure: Leasehold 129 Yrs Remaining

Broadband: 200 Mbits/s

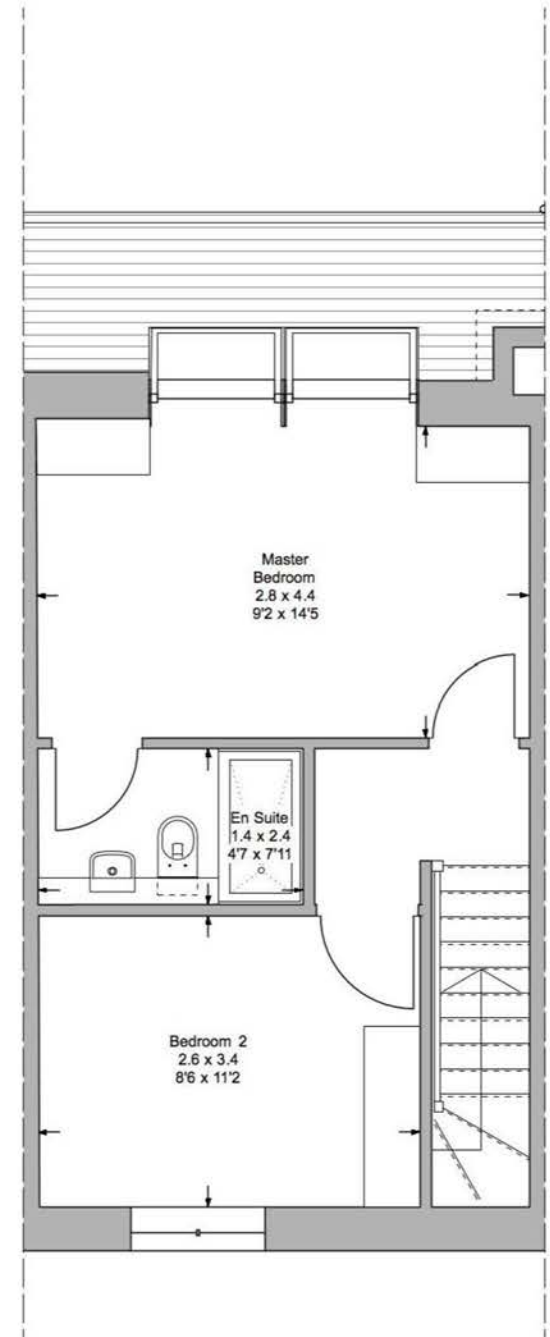
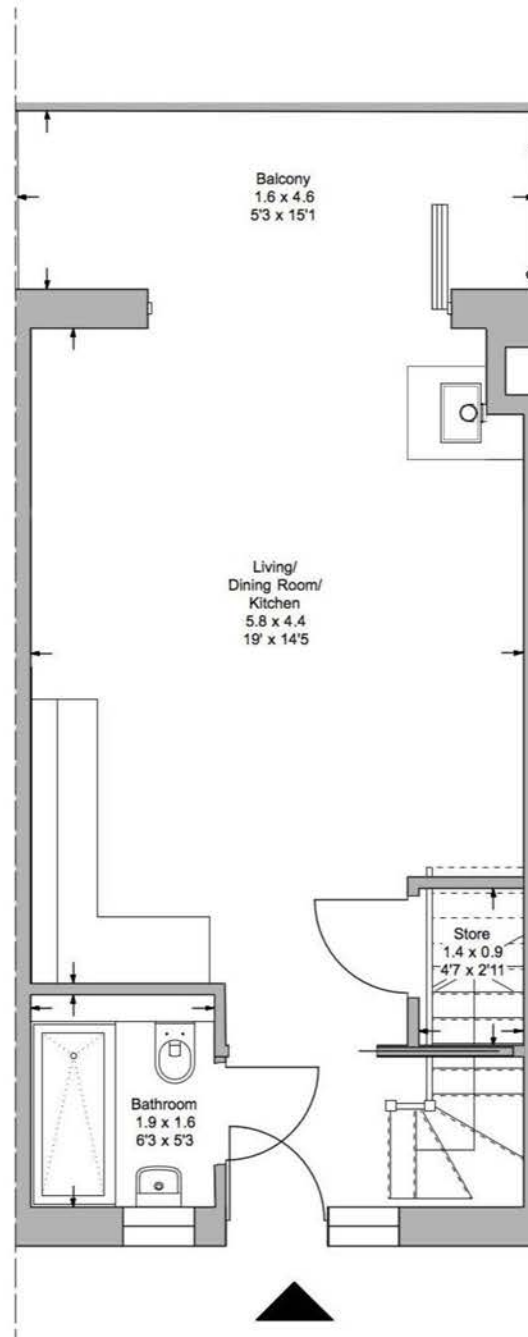
Management Co: Tors Park

Management Company

Service Charge: £233.33 pm

Allocated Parking Space with EV
Charger

Lift Access: to all levels







Location

High above the harbour at Lynmouth, Ocean Edge takes its place in one of the most stirring settings on the North Devon coast. This steep, wooded valley — affectionately known as Little Switzerland — is where two rivers slip towards the sea, where whitewashed cottages cling to the cliffs, and where life moves with the tide rather than the clock.

Lynmouth charms with its cafés, galleries, small independent shops and warm, coastal pubs. The famous cliff railway carries you up to Lynton, while the South West Coast Path, the Tarka Trail and a network of bridleways open up mile upon mile of walking, riding and quiet reflection.

Within an easy drive lie the wide surfing beaches of Saunton and Woolacombe, and the wild moorlands of Exmoor and Dartmoor stretch out in either direction, offering endless breathing space.

Though it feels beautifully tucked away, Lynmouth remains well connected, with Tiverton Parkway and the M5 a little over an hour from your door and Paddington reachable in under two hours.

This is more than a place on the map. Ocean Edge offers a landscape, a rhythm and a way of life.





By Design North Devon & Exmoor

PHONE: 01271 611 202

EMAIL: GRAHAM.COTON@BYDESIGNHOMES.COM



BY DESIGN