

10, Longmead







10, Longmead

Lynton, Devon, EX35 6DQ

Within walking distance of Lynton centre, Valley of Rocks & the South West Coast Path. Easy access to Lynmouth Beach

---

Requiring improvement - this substantial attached Edwardian residence has many Arts & Crafts influenced features & is located within walking distance of both Lynmouth town & Valley of Rocks

---

- A substantial period house
- Requiring completion renovation but boasting many special period features
- Hall, Shower Room, Breakfast Room
- 2 Reception Rooms, Kitchen
- 7 Bedrooms, Bathroom, Utility, WC
- Greenhouse, Garage, Outbuildings
- Additional Parking. No upward chain
- Well-established & secluded walled gardens
- Council Tax Band D
- Freehold

Guide Price £215,000

Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | barnstaple@stags.co.uk

The London Office

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

020 7839 0888 | enquiries@tlo.co.uk

STAGS

@StagsProperty

SITUATION & AMENITIES

Longmead enjoys a unique location within easy walking distance of the heart of Lynton, and also Valley of Rocks is equidistant on foot and offers access to many miles of coastal walks and stunning unspoilt countryside, which the surrounding Exmoor National Park has to offer. Lynton is twinned with Lynmouth, and together they offer a good range of pubs and restaurants, shops, small supermarkets and tea rooms. There is even a cinema. Lynmouth is set on the banks of the River Lyn, overlooks the sea and can be reached by a cliffside railway. More extensive shopping facilities and amenities are available at the larger town of Ilfracombe – about half an hour, and the regional centre of Barnstaple about 45 minutes. The world-renowned surfing beaches at Woolacombe, Putsborough, Saunton (also with Championship Golf Course) and Croyde are also about 45 minutes by car. The North Devon Link Road (A361) is about 40 minutes' drive and eventually joins the M5 Motorway network at Jct.27, 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.

DESCRIPTION

10 Longmead comprises a large attached Edwardian residence, circa 1914, which presents part stone and part rendered and part timbered elevations beneath a slate roof. Internally the property boasts many original and unusual features in the Arts & Crafts style, which include bow windows with window seats, canopied fireplace with seating. One room is wood panelled. There are original fitted cupboards. The evidence of maid bells reminds us of a bygone era. This is a rare opportunity to sympathetically restore this grand period home to its former glory, and at the same time stamp ones' mark on it. The generous, spacious and versatile accommodation may suit those buyers seeking a property suitable for dual occupation, or as a home with income. There is evidence on the Second Floor that one of the rooms – currently described as a bedroom – was formerly a kitchen and that the Top Floor could potentially become a flat, although this would need to be internally accessed. The house is complemented by the well-established secluded garden, which displays many specimen shrubs and trees. There is also a garage and additional parking – a rare commodity in Lynton.

ACCOMMODATION

GROUND FLOOR

Front door to PORCH. Inner half-glazed door to wood-leaded glazed side panels to ENTRANCE VESTIBULE with original ornate quarry tiled flooring which continues into SHOWER ROOM shower cubicle, pedestal wash basin, low level wc. Returning to the ENTRANCE VESTIBULE half-glazed door to ENTRANCE HALL matching original ornate quarry tiled flooring, range of built-in storage cupboards. SITTING ROOM original ornamental wooden fireplace with canopy and seating flanking either side, fitted wood burner, stone hearth, concealed lighting over, bow window with window seat (also doubling up at four storage boxes). DINING ROOM bow window with window seat and one storage box, open fireplace with Art Deco surround, tiled inset, ornate wooden mantle, tiled hearth, wooden fender. The walls are 2/3 painted wood panelled. BREAKFAST ROOM with Rayburn, fitted shelf, electric cooker point, part wood panelled wall. KITCHEN with single drainer stainless steel sink unit, two shelved larder cupboards, cupboard understairs. Glazed REAR LOBBY with door to GARDEN, STORE ROOM and fuel store off.

FIRST FLOOR

GALLERIED LANDING. BEDROOM 1 double aspect, feature bow window and window seat, original fireplace, open-fronted double wardrobe, views over churchyard opposite. BEDROOM 2 views over churchyard opposite. BEDROOM 3 original ornate ornamental fireplace, fitted shelving, walk-in wardrobe, views to rear. UTILITY ROOM Belfast sink, vent for tumble dryer. BATHROOM with panelled bath, pedestal wash basin, mirrored splashback. SEPARATE WC.

SECOND FLOOR

GALLERIED LANDING. Built-in wardrobe, built-in CUPBOARD under eaves. BEDROOM 4 double aspect, original ornamental fireplace, views over churchyard. BEDROOM 5 double aspect, original ornamental fireplace, views over churchyard. BEDROOM 6 original ornamental fireplace. BEDROOM 7 single drainer stainless steel sink unit, large cupboard under eaves, electric meters.













OUTSIDE

To the front there is a WALLED GARDEN with pillared pedestrian gate, a mature beech tree. To the left of the property there is a pedestrian gate separating the front and rear GARDENS, overhung by a magnificent magnolia. The REAR GARDEN is also wall-enclosed, laid to grass with many established trees and shrubs, including camelia and rowan. There is a LEAN-TO GREENHOUSE/CONSERVATORY with tiled floor and well-established vine. At the back of the house is the oil-fired boiler, oil tank, RECYCLING SHED, WORKSHOP and GARAGE with up-and-over door, accessed from a service lane to the rear of the house. A public footpath then separates additional ground, suitable for parking more vehicles or for boat/motorhome etc. This is overhung by a sycamore tree.

SPECIAL NOTE

We are advised by the vendors that the property is affected by dry rot. Any interested party will naturally want to know the detail of this. There is a specialist report available on request from the Selling Agent. The likely cost of remedying the issue has already been taken into consideration when setting the realistic guide price.

SERVICES

Mains drainage, electricity and water. Oil-fired central heating (not tested).

DIRECTIONS

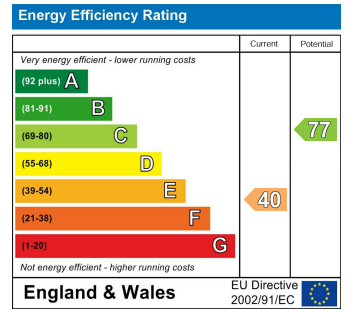
W3W///coasting.sailors.replenish

Please park at the rear of the house in Rock Avenue. Drive past the house will the graveyard on right-hand side. Take the left turn at the end of the terrace of houses and then turn left again (Rock Avenue). After 25 yards park in front of the garage with the blue door on the grass, next to the tree. There is a pedestrian gate which will take you to the rear of the house.

Approximate Area = 2414 sq ft / 224.2 sq m
Garage = 144 sq ft / 13.3 sq m
Outbuildings = 80 sq ft / 7.4 sq m
Total = 2638 sq ft / 244.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1341297



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.










STAGS