

STAGS

Peacock Cottage

Peacock Cottage

Brendon, Lynton, Devon, EX35 6PT

Local pub, serving food, just across the river. Lynton/Lynmouth 4 miles. Minehead 30 minutes. Barnstaple 45 minutes

An attached, quirky Edwardian property on the banks of the East Lyn River, within the heart of Exmoor - with residential consent but currently being sold as a thriving holiday rental opportunity

- Kitchen/Breakfast Room with Aga
- 3 Bedrooms - all with balcony access
- Paved garden for ease of maintenance
- Idyllic riverside location
- Business rated
- Sitting/Dining Room
- Modern shower room, Utility/Boiler room
- Private parking nearby for 2 cars
- Contents & forward bookings available
- Leasehold - 95 year Lease

Guide Price £365,000

SITUATION & AMENITIES

Nature is all around you at Peacock Cottage. You'll wake up every day to sound of the flowing East Lyn River under your windows and songbirds. Take a short stroll and you might see herds of Exmoor Ponies running wild on the open moorland. Walk or drive not more than 4 miles and you'll be admiring the rugged coastline of North Devon. This is an outstanding, peaceful location – surrounded by magical National Trust woodland within Exmoor National Park. The property is ideally suited for walkers, wildlife lovers and for those seeking to 'get away from it all'. Brendon is a beautiful hidden valley, near the coast of Exmoor National Park, well known as the setting for RD Blackmore's classic adventure Lorna Doone. This tiny and picturesque Hamlet, next to Brendon, comprises a few houses and a country pub – The Rockford Inn – literally across the river and popular with locals, visitors and anglers alike. The coastal resorts of Lynmouth & Lynton are 4 miles and became fashionable in the Victoria Era due to their dramatic setting and are known as Little Switzerland. Wildlife is in abundance in this setting, with owls, bats, herons, dippers, birds of prey, badgers, deer and the occasional otter if you're lucky! The river is known for its trout fishing. We understand that Asda, Tesco, Sainsburys and Waitrose all deliver in the local area, whilst Barbrook Services is about 5 miles away. It's a 50-minute drive to Taunton, where trains to London take 1 hour 50 minutes. The regional centre of Barnstaple is about 40 minutes by car, Minehead about 30 minutes, Combe Martin and the world-renowned surfing beaches at Woolacombe, Saunton (also with Championship Golf Course) and Croyde are all within about 40 minutes' drive. The nearest international airports are at Bristol and Exeter.

DIRECTIONS

W3W//////donor.hawks.chop - Cross the bridge (on the footpath), turn left onto the footpath on the far side. Peacock Cottage is the first property you come to.







DESCRIPTION

Built around 1908, this Edwardian cottage is understood to have originally formed part of a former fishing lodge, of the Glenthorne Estate. The building is the only one on this side of the river and is now three properties – each entirely private and of individual character. Peacock Cottage has a rustic ambience and is used by the current owners both as a holiday home for family, and a holiday rental property which produces a healthy income. Further details of this are available on request from the selling agent. The property presents white and rendered elevations, beneath a new roof which is tiled to the front and slate to the rear. The property has been tastefully modernised, and most of the contents are available by separate negotiation if required. Notable highlights include the fact that there are river views from all rooms, a sunny riverside terrace, an electric Aga and wood burning stove and secure private parking 100m from the cottage. This is certainly a property which needs to be viewed internally to be fully appreciated.

CURRENT LEASE

We are advised that the property is leased from the National Trust on a 100-year lease, which commenced in 2021. There is therefore approximately 95 years remaining. We understand that it is possible to extend the lease.

ACCOMMODATION

From the lane on the opposite side of the river, the cottage is approached via a wooden footbridge and a public footpath which leads on past the cottage and its two neighbours. From the path, a wooden gate opens into the front COURTYARD GARDEN. At Ground Floor level there is a part-glazed front door flanked by glazed panels either side, opening into ENTRANCE HALL - which is open-plan with the KITCHEN/BREAKFAST ROOM. This is in a country cottage style with slate flooring throughout and bespoke units which incorporate Belfast sink with oak drainer, storage cupboards and drawers beneath. There is an adjoining electric Aga, integrated dishwasher, space for breakfast table and chairs, space for fridge, pan rack, staircase to First Floor (described later). The slate flooring continues through into the SITTING/DINING ROOM which has two windows to the front overlooking the river, recessed fireplace with fitted Stovax wood burner with beam above, oak panelled walls to dado height. Returning through the KITCHEN, there is an INNER LOBBY with oak flooring running through to the SHOWER ROOM. This has tiled cubicle, tiled surround, part-painted wall, panelled walls, robe hooks, porthole light fitting, circular porcelain wash basin with cupboard beneath, recessed wc, part-tiled walls. FIRST FLOOR - LANDING. BEDROOM 1 feature fireplace with tiled hearth, cast iron mantle and surround, French doors to the front opening onto BALCONY overlooking the river, hatch to loft space. BEDROOM 2 alcove with curtain hanging rail, French door to the front opening onto the BALCONY with views to the river, built-in wardrobes to one wall with sliding doors. BEDROOM 3 French doors to the front opening onto the BALCONY and views of the river, ceiling hatch with access to loft.

OUTSIDE

BOILER ROOM housing oil-fired boiler for central heating and domestic hot water, space for drying, stainless steel sink, washing machine connection.

THE GARDENS & PARKING

Principally laid to the front of the property as a PAVED COURTYARD interspersed with circular beds, planted with trees and edged by fencing. Behind the cottage is an area of natural woodland within the boundary. A private fenced car park with locked gate is approximately 300 yards from the cottage. The two allocated spaces form part of the deeds.

SPECIAL NOTES

We understand that the owners of the cottage benefit from National Trust perks. The property is being sold as a going concern with forward bookings included. The cottage is Business Rated, with no rates payable. The owners' website can also be included in the sale and in the interim can be visited for further information – www.peacockcottage-exmoor.co.uk. We understand that the latest tally of bookings over the last year amount to 215 nights. The cottage is available to use for holidays all year round and is dog friendly. There is an element of Flying Leasehold between Peacock Cottage and the adjoining property.

SERVICES

Mains water and electricity. Shared private drainage system – recently upgraded. Oil-fired central heating. The property benefits from a landline and internet connection. There is a positive pressure ventilation system in place.

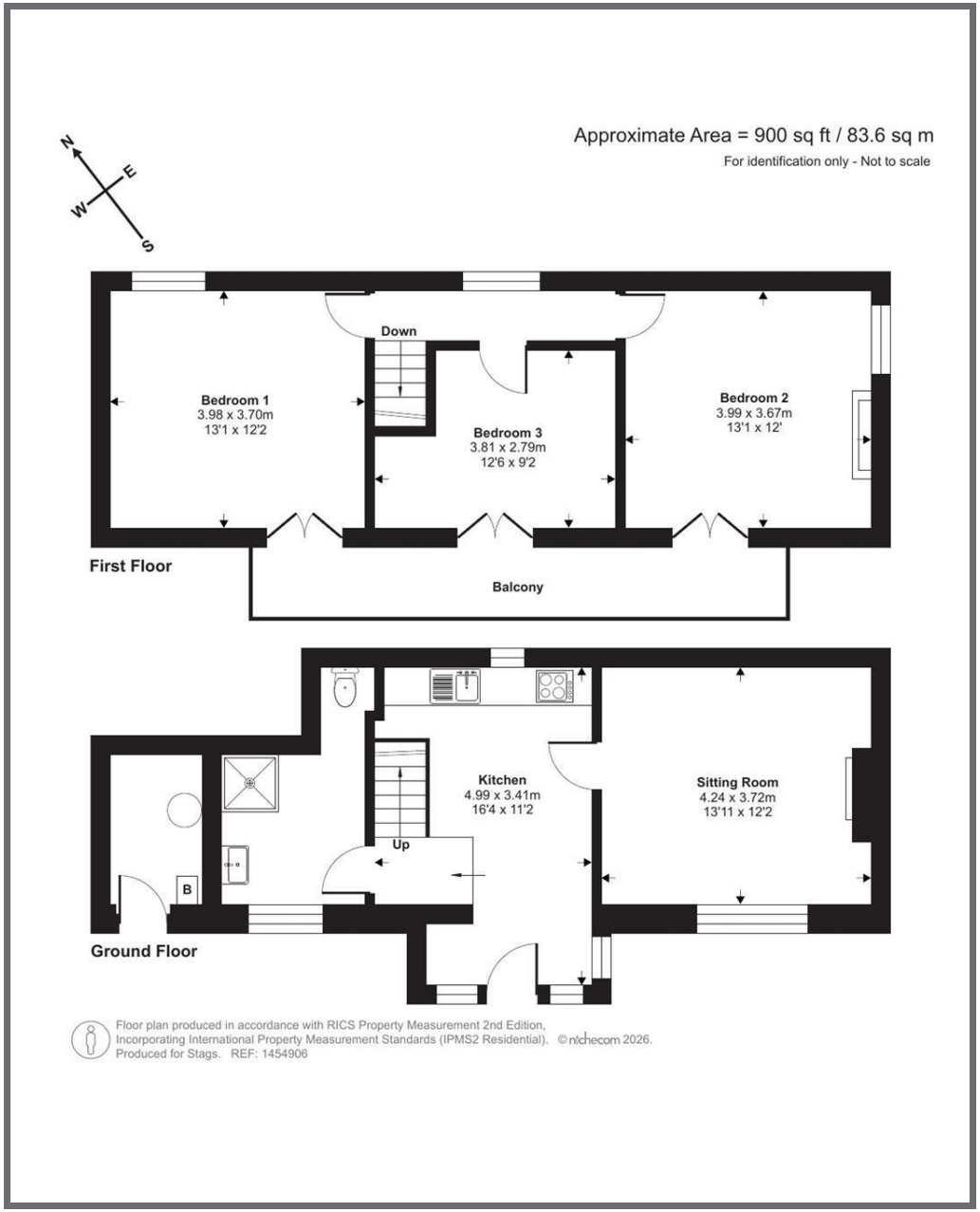




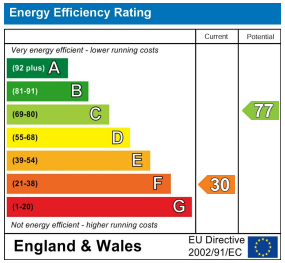


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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



30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833