



Greentiles







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Rockford, Brendon, Lynton, Devon, EX35 6PT

Local Inn nearby. Lynton/Lynmouth 4 miles. Barnstaple 22 miles.

A stylishly modernised riverside home available with no onward chain. All internal furniture/hot tub/pool items available for an additional £15,000. All set in extensive grounds, in a timeless Exmoor Hamlet

- Idyllic location, secluded gardens
- Mezzanine level/Open plan living area
- 2 bathrooms, utility room
- Ample off street parking
- Close To Exmoor National Park
- Ideal second home/holiday let
- Spacious bedrooms
- Swimming pool & hot tub
- All internal/external furniture available for £15,000
- Freehold, Council tax band: F

Guide Price £535,000

Stags Barnstaple

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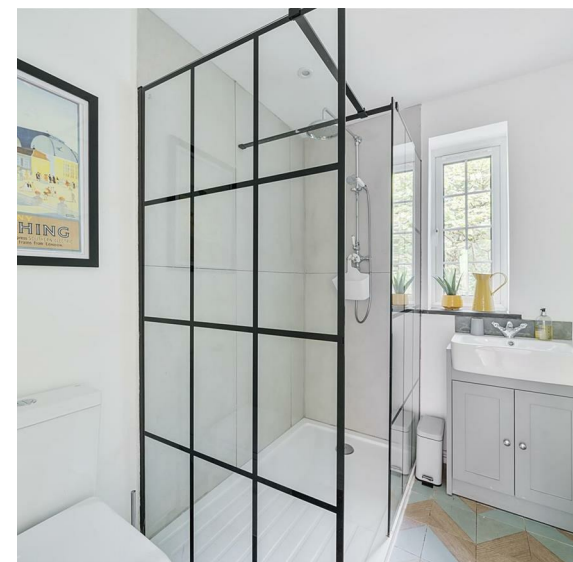
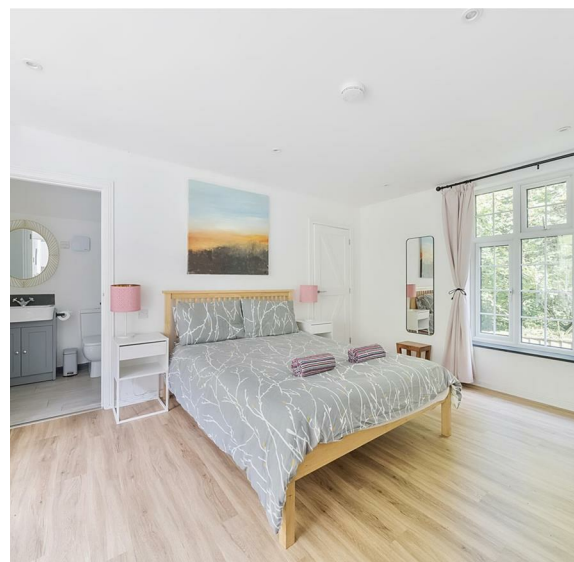
SITUATION AND AMENITIES

Rockford and its near neighbour Brendon, are small 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, Malmsmead and Robbers Bridge which feature primarily throughout the book. Greentiles enjoys a timeless and tranquil setting, within its own grounds. Entertainment and sustenance are close at hand at the Rockford Inn less than 250 yards from the entrance gate and the Stag Hunters Inn, Brendon, about a mile away. The twin villages of Lynton and Lynmouth are about 4 miles and as well as their scenic cliffs and historic harbour, offer a good range of shops, pubs, restaurants, churches, a primary school, library and even a cinema. Exmoor National Park offers over 260 square 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 birds of prey. Exmoor's reputation as one of the finest areas of England for those walking and riding is richly deserved. We understand that Waitrose, Tesco, Sainsburys and Asda all deliver, Barbrook services is about 5 miles away. It is a 50 minute drive to Taunton where trains to London take 1 hour 50 minutes. The regional centre of Barnstaple is about 30 minutes by car. Combe Martin and the world renowned surfing beaches at Woolacombe, Saunton and Croyde are all within about 40 minutes drive.

DESCRIPTION

A detached character bungalow, believed to originate from the 1950s, presenting painted brick elevations with double glazing, beneath a slate roof. The current owners have carried out significant renovations and improvements both inside and out over the last 5 years and have recently been running the property as a successful holiday let.

The property enjoys views to the rear over the East Lyn River and is set in secluded gardens of approximately 0.6 of an acre.





ACCOMMODATION

The bright and airy accommodation is vast and versatile and includes; STORM CANOPY UPVC opaque glazed door opening to the ENTRANCE HALL. LIVING ROOM, a delightful triple aspect open plan living space with vaulted ceilings, with door opening out to terrace, square bay window with slate window seat, views over the garden and woodland. KITCHEN AREA ample work surface with storage above and below, Belfast butler sink, space for dishwasher and low fridge freezer, integrated Siemens wi-fi electric oven, Siemens electric four ring hob with extractor fan above, industrial style vent. Sizeable DINING AREA with log burner, underfloor heating and skylight. Spiral staircase leading to MEZZANINE AREA currently set as a twin/triple bedroom area with wooden floors, skylight and eaves access to a spacious storage area, ideal for owners lock up. Back on the ground floor is a COAT ROOM leading through to a SHOWER ROOM with three-piece suite comprising hand wash basin, shower cubicle with mains fed shower, stylish black frame shower screen, low level WC, window to rear elevation. BEDROOM 2 large window and seat overlooking rear elevation with views out to the river and woodland, built-in triple bunk bed with space for further double bed below. BEDROOM 1 bay window to front with window seat overlooking the lawned garden, large double bedroom with further window to rear elevation, again with river views. EN-SUITE three-piece suite comprising mains fed shower, hand wash basin with storage below, WC, window to side elevation, wood effect slate tiling. UTILITY ROOM off main bedroom with wall mounted boiler, space for washing machine, tumble dryer and tall fridge freezer, window side, underfloor heating controls.

OUTSIDE

Natural stone pathway leads from the front door to a number of delightful seating areas, most of which enjoy views of the well-tended gardens or river and surrounding woodland. The LOWER GARDEN is mainly laid to lawn with an air source heat pump close to the dwelling. HOT TUB PATIO and separate SWIMMING POOL AREA. The UPPER GARDEN can be accessed via steps off a concrete driveway. There are SEVERAL SHEDS and OUTBUILDINGS used as either woodstores or storage for outdoor furniture and maintenance tools. At the entrance is a five bar gate opening to a GRAVEL AND HARD STANDING AREA providing ample parking. Planning permission has been obtained to erect a double garage but has since expired. Further details are available from the sole selling agent.

SERVICES

Mains electricity and water. Private drainage. Underfloor heating is provided by an air source heat pump.

The vendors currently use Starlink for broadband. According to Ofcom standard broadband is available at the property and mobile signal is unlikely. For more information please see the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk)

DIRECTIONS

Leave Lynmouth on the A389 up Countisbury Hill, pass 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 for another mile, pass the Rockford Inn on your left, continue up the hill and the property can be found on the right.

WHAT3WORDS///neatly.pipe.players

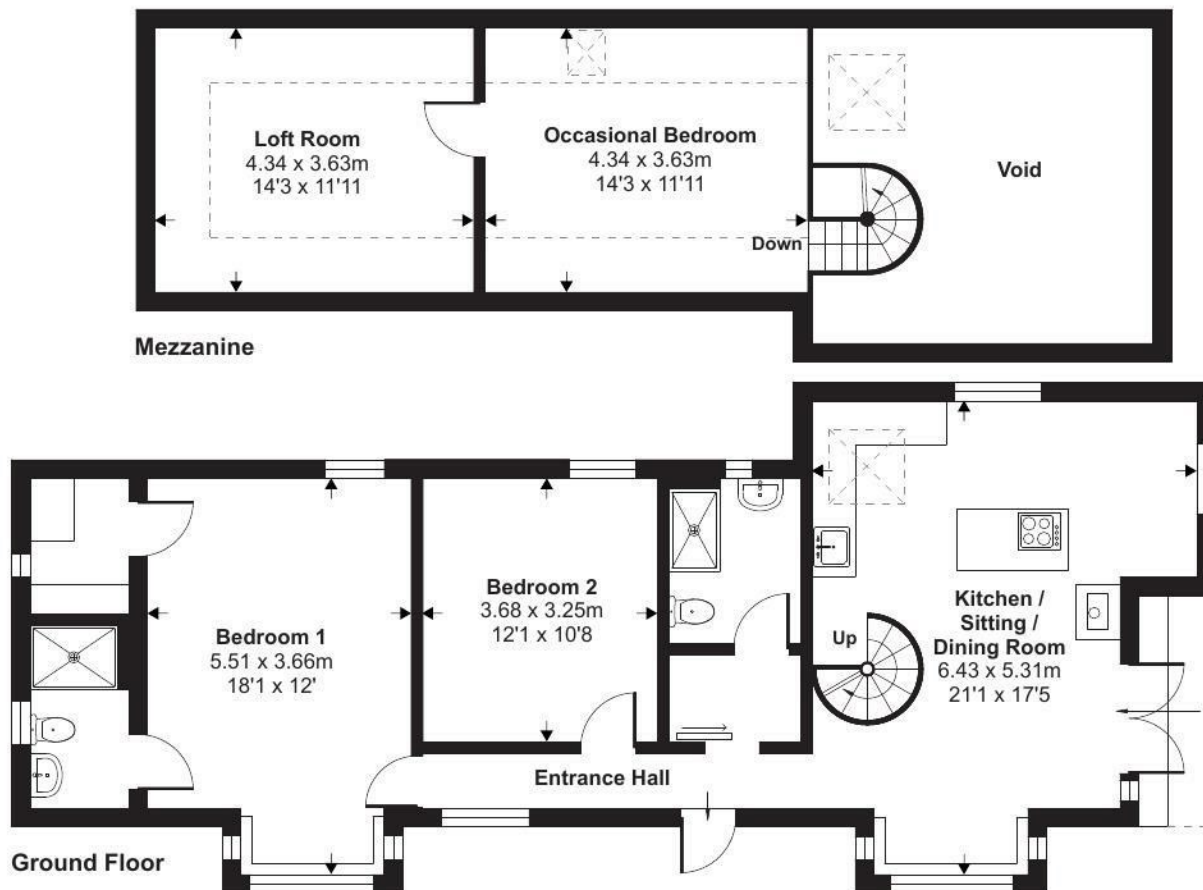


Approximate Area = 1052 sq ft / 97.7 sq m (excludes void)

Limited Use Area(s) = 187 sq ft / 17.4 sq m

Total = 1239 sq ft / 115.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1169202



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		100
(92 plus) A		
(81-91) B		
(69-80) C	74	
(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	



