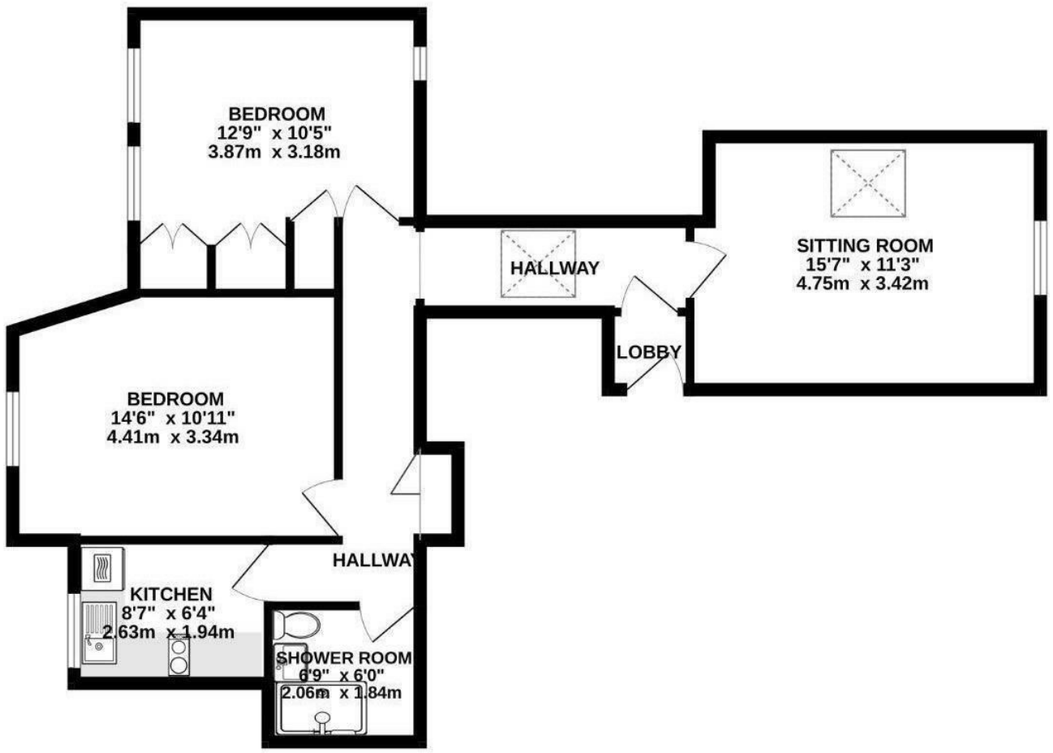
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## 2 Bed Apartment

Flat 13, Imperial Court Castle Hill, Lynton, EX35 6JA

Asking Price

**£215,000**

- Second floor apartment in a substantial Victorian building
- Passenger lift and well presented communal areas
- Far reaching views of coast and country, over Lynton and the River Lyn
- Level walk to the Valley of Rocks and the South West Coast Path
- Two double bedrooms, one with built in wardrobes
- No ongoing chain

## Directions

**Looking to sell? Let us value your property for free!**

Call 01271 327878

or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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# Overview

The building is a substantial Victorian property of stone elevations beneath a slate roof, and it started life as a hotel before being converted into 15 apartments around 1990. This one sits on the second floor, and from up here the outlook takes in the rooftops of Lynton, the River Lyn as it heads down to the sea, and the open countryside of Exmoor beyond. Views like that are hard to come by, and they are what will stay with you after a viewing.

The communal areas are well presented, and there is a passenger lift as well as stairs, so coming home with the shopping or a heavy bag after a weekend away is no hardship.

As you step through the front door, a lobby leads into the hallway, which links every room in the apartment. The sitting room is the natural place to settle at the end of the day, whether that's with a book after a long walk on the coast path or simply watching the weather roll in off the Bristol Channel. The kitchen is fitted with a range of units and some built in appliances, and has everything you need for day to day cooking.

There are two double bedrooms, so there's room for family or friends who come to stay, and one has built in wardrobes. A shower room completes the accommodation.

The apartment would make a comfortable full time home or a second home to escape to. Please note that letting, including holiday letting, is not permitted.

## Services

Type your text here

## Council Tax band

## EPC Rating

## Tenure

Leasehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on
01271 327878





# Outside

Everything you need day to day is within easy walking distance. Lynton has a good choice of restaurants, bars and cafés, along with independent shops, small supermarkets, a gym, hairdressers, a library, a primary school and places of worship. There is also a regular bus service.

Lynton is twinned with Lynmouth, the coastal village below on the banks of the River Lyn, and the two are linked by the cliff railway. The South West Coast Path runs right through both. It is England's longest waymarked long distance footpath and a National Trail, covering 630 miles from Minehead in Somerset, around the coasts of Devon and Cornwall, to Poole Harbour in Dorset.

One of the real pleasures of living here is the walk to the Valley of Rocks. It's on the level and takes you past the cricket ground, which must be one of the most extraordinary settings for the game anywhere in the country. From there, miles of coastal walking and unspoilt Exmoor countryside open up. Further afield, Dunkery Beacon, Exmoor's highest point, has views that are well worth the drive, and a picnic at Landacre Bridge or tea at Withypool tea rooms makes for a good afternoon out.

Leasehold, 999 years from 1992, with a one fifteenth share of the freehold.



# Room list: