



Bay View Tower, Lynton Cottages, Lynton, Devon, EX35 6ED





Bay View Tower, Lynton Cottages, Lynton, Devon, EX35 6ED Offers In Excess Of £400,000

Perched at the very top of the cliffs at Lynton and enjoying a sweeping panorama across the bay, this characterful and spacious holiday apartment enjoys an enviable position, being situated along a quiet lane yet only moments from the shops, restaurants and cafes of Lynton, as well as the world famous funicular railway that provides effortless access to the twin town of Lynmouth hundreds of feet below. The property, arguably the best part of the original 1815 built wing of the building, is first approached via the magnificent communal entrance hall from where a door opens into the open plan living/dining/kitchen area. This spacious and high-ceilinged room is flooded with light from the triple full height French doors which open onto a private terrace area with breathtaking views. Another feature of this room is the impressive period fireplace, whilst the kitchen area provides ample storage as well as hob, oven and extractor hood. Accessed from the living room is an inner hallway which in turn provides access to a useful utility room housing washing machine, dishwasher and fridge freezer, whilst in turn giving access to a WC. Also within the inner hallway are the attractive stairs rising to the next floor where one finds the master bedroom with bow fronted bay windows offering incredible views (the views naturally become even more impressive as one ascends the levels within the apartment) as well as having some fitted storage and an en-suite bathroom with shower over the bath. On the second floor is the charming loft bedroom with exposed beams and French doors opening onto a discreet balcony with far reaching views, whilst practicality is addressed with the inclusion of a shower room.

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Stunning And Panoramic Views Of Lynton Bay
Seconds From The South West Coast Path
Appealing And Characterful Conversion Of A Period Building
2 Bedroom Accommodation Over 3 Floors
Balcony And Private Terrace
Ideal Second Home Or Lucrative Holiday Let
Share Of Freehold
Holiday Use Only, Business Rates Apply



Communal Entrance Lobby

Private Front Door To

Inner Entrance Hall

12' 1" x 11' 2" (3.68m x 3.40m) Stairs to First Floor.

Kitchen / Living Room

22' 11" x 15' 10" (6.99m x 4.83m)

Utility Room

Bedroom One

16' 3" x 16' 0" (4.95m x 4.88m)

En-Suite Bathroom

Stairs To Second Floor

Bedroom Two

29' 3" x 15' 7" (8.92m x 4.75m)

En-Suite Shower Room

Outside

There are 2 allocated parking spaces, mostly to the front/side of the property. A paved patio area to the front enjoying splendid panoramic views.

SERVICES

Tenure: Balance of 999 year Lease from 2018 with a share (one eleventh share) of the Freehold.

Planning: The holiday lets hereby approved as part of this permission shall not be used otherwise than for the provision of short let holiday accommodation. The properties shall not be occupied as a permanent dwelling and shall not be occupied by any person for a period exceeding 28 days in any calendar year. The owner or operator shall maintain a register of occupants for each calendar year. This shall be made available on request for inspection by any duly authorised officer of the Local Planning Authority. Reason: To ensure that the development is occupied as holiday accommodation thereby according with the policies of the Development Plan, protecting the amenities of the area and promoting the local economy.

Services: Mains electricity, Water and Drainage. High Speed Broadband Available. 'Farho' Eco Electric Radiators.

Business Rates: Business Rates Apply - Exmoor National Park.

Council Tax Band: No Council Tax Is Payable As Holiday Let Only Property.

EPC Energy Rating: Not Required As The Property Is Grade II Listed.

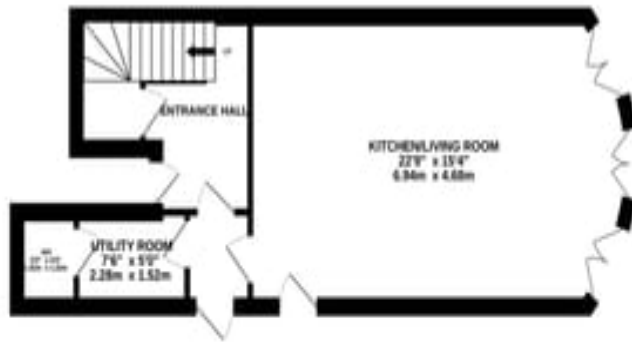
DIRECTIONS

Exit the M5 at Junction 27 and follow the A361(North Devon Link Road) to South Molton, and at the roundabout turn right onto the A399 and continue to Blackmoor Gate. Here bear right onto the A39 to Lynton & Lynmouth. At Barbrook, opposite the garage, bear left signed Lynton and Lynmouth, and after about 1 mile bear left signed Lynton. Climb the hill and descend again into Lynton itself, follow the one way system. At the Junction with Lee Road bear right towards the village centre, pass the shops at either side of the road and immediately before the church bear left into North Walk and Lynton Cottage Seaview Apartments will be seen immediately on the right hand side.

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GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



2ND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1556 sq.ft. (144.6 sq.m.) approx.
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