



Sinai Hill, Lynton, Devon, EX35 6AR



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Guide Price £500,000

French doors form the main entrance to the property, leading you into the bright and inviting LIVING ROOM and offering those amazing views back out, there is plenty of room for furniture suites and storage and a feature stone wall creates a centre piece for the room, with a stove for cosy nights in. Wonderful feature archways lead you to the DINING ROOM and KITCHEN, with a double glazed door leading outside, doubling up as a side entrance to the property, there is also a stylish spiral staircase leading to the First Floor. The KITCHEN is well proportioned, features integrated base level units and plenty of worktop space, with plenty of light flooding in from the side aspect double glazed window. The DINING ROOM is again decorated tastefully, benefiting from three double glazed windows letting the light pour in and again offering those brilliant views. Heading up the spiral staircase, you find yourself on the landing, which is again well lit by the roof window above. Three doors lead to the BEDROOMS as well as the FAMILY BATHROOM. The MASTER BEDROOM is a superb size and immaculately presented and benefits again from incredible views from the windows spanning almost the length of the front aspect wall. Plenty of room for a double bed and with a pair of French doors leading to the raised DECKED BALCONY. The DECKING offers a wonderful suntrap for anyone wanting to sit out and enjoy the view, gorgeously nestled amongst the rocks and shrubs. BEDROOM TWO is in the affectionately named 'turret room' and has a front aspect window and plenty of room for a bed and furniture. The FAMILY BATHROOM is gorgeously presented, with feature tiling throughout and two double glazed windows letting plenty of light in. It features a shower, bath, W/C and wash basin.

The property benefits from a long DRIVEWAY, which the 2 neighbouring properties have pedestrian access over, with plenty of space for car parking around the property or to extend if you wish. There is a seating area to the side tucked away. Potential buyers would also gain access to an adjoining piece of LAND measuring circa 3/4 acre, the land currently features stairs up to decking allowing you to sit amongst the trees and the bluebells, so anyone green fingered could make it something gorgeous. There is a public footpath which crosses the boundary of the property which we are reliably informed is barely used. This is a property that is not to be missed.

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Spectacular Sea Views
Popular Picturesque Lynton Location
Detached House
Immaculately Presented Accommodation Throughout
Bright And Spacious Living Room
Master Bedroom
Further Guest Bedroom
Family Bathroom
Balcony Offering A High Degree Of Privacy
Driveway And Parking
Circa 3/4 Acre Of Land
Potential To Extend



Living Room

19' 8" x 12' 4" max (5.99m x 3.76m max)

Kitchen

7' 11" x 8' 3" (2.41m x 2.51m)

Dining Room

7' 10" x 5' 11" (2.39m x 1.80m)

Spiral Staircase To First Floor Landing

7' 3" x 11' 2" (2.21m x 3.40m)

Bedroom One

12' 1" x 11' 6" (3.68m x 3.51m)

Bedroom Two

9' 6" x 5' 9" (2.90m x 1.75m)

Bathroom

5' 2" x 8' 3" (1.57m x 2.51m)

Outside

The property is approached from a driveway, where the 2 neighbouring properties have pedestrian access over and allows plenty of space for car parking around the property or to extend if you wish. There is a seating area to the side tucked away. Potential buyers would also gain access to an adjoining piece of land, measuring circa 3/4 acre with access by steps leading to a decking area.

Agents Note

There is a public footpath which crosses the boundary of the property which we are reliably informed is barely used.

SERVICES

Services: Mains Electricity, Mains Water & Mains Drainage.

Council Tax Band: C.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

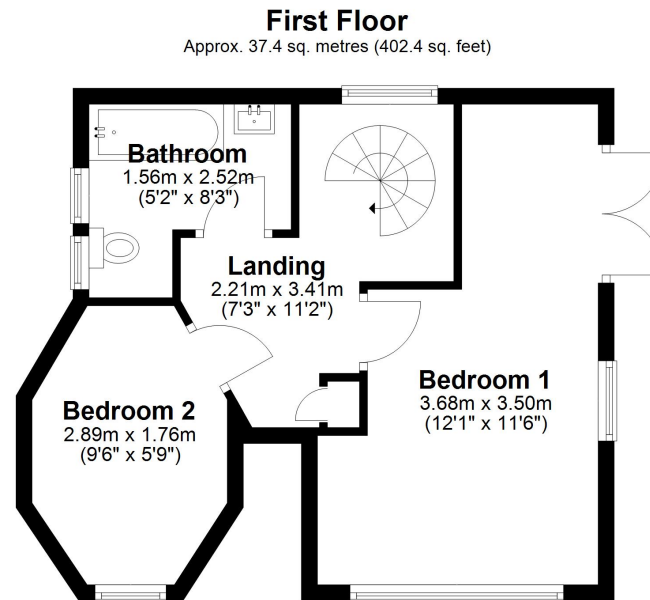
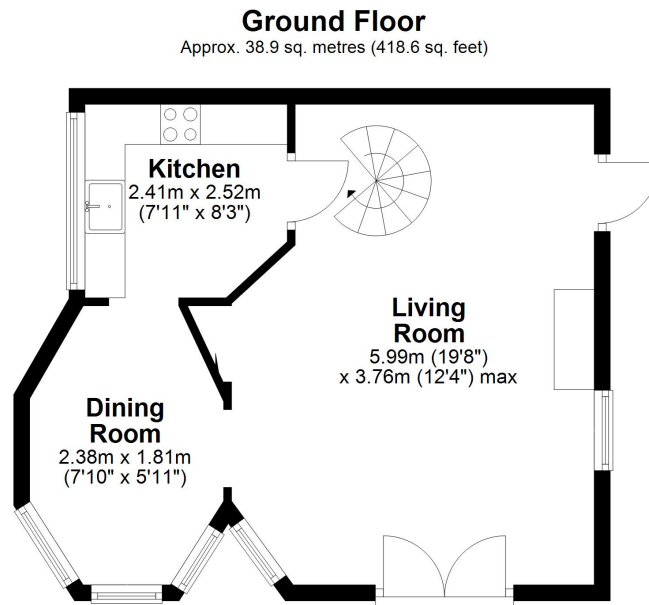
EPC Energy Rating: D.

DIRECTIONS

To locate the property, follow Sat Nav EX35 6AR.

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Total area: approx. 76.3 sq. metres (821.0 sq. feet)
Rookery Cottage, Sanai Hill, Lynton

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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92+) A	89
(81-91) B	
(69-80) C	
(55-68) D	55
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



