



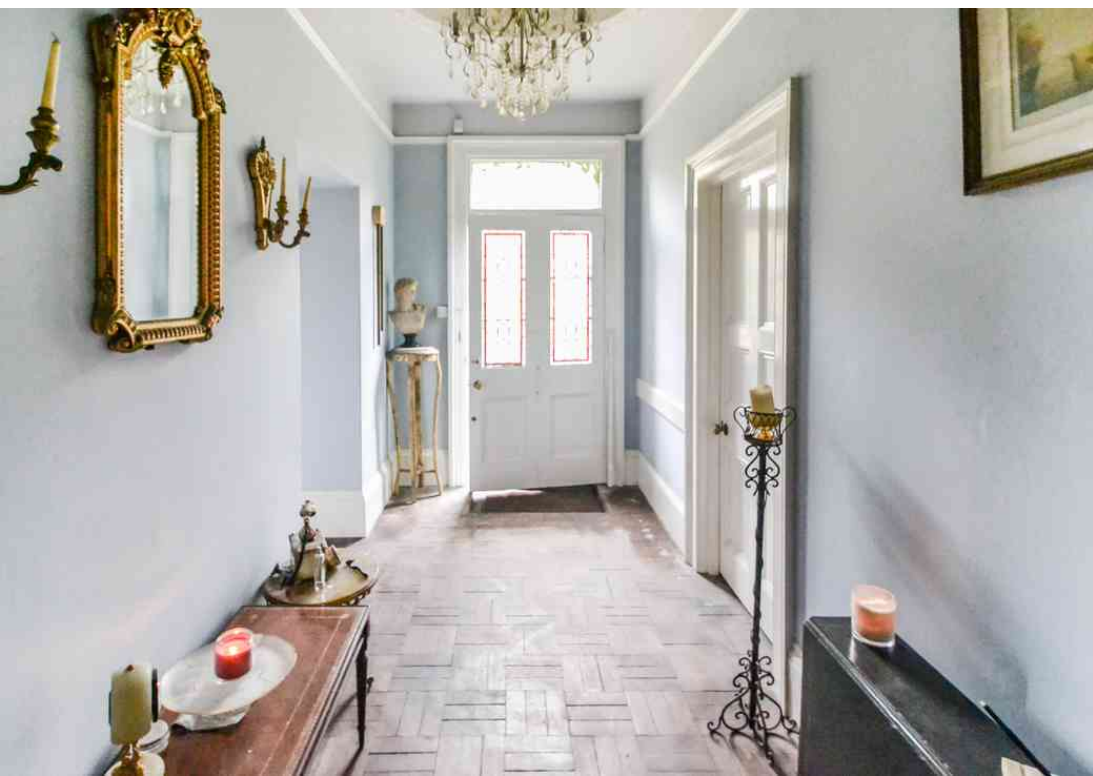
Oaklands, Lynbridge Road, LYNTON, Devon, EX35 6BD



**John
Smale**
& Co. est 1900



BRITISH
PROPERTY
AWARDS
2017
★★★★★
GOLD WINNER
ESTATE AGENT
IN BARNSTAPLE



Oaklands, Lynbridge Road, LYNTON, Devon, EX35 6BD

O.I.E.O £750,000

Oaklands is an impressive, detached house, situated in a tucked away position, yet within close reach of Lynton/Lynmouth village amenities and beach. It takes advantage of its elevated position, by offering some lovely sea and woodland views, whilst also benefitting from a good deal of privacy and seclusion. Set within Exmoor National Park, the original building dates from the late Georgian/early Victorian era circa 1820, with the property being extended at both ends in earlier times. The spacious and flexible accommodation, with a wealth of character features, is arranged over two floors and also benefits from a very generous loft space which could be converted to provide additional rooms, subject to the necessary planning consents being granted. In brief, there are four reception rooms, six bedrooms and five bathrooms, along with a kitchen/breakfast room, utility room and useful storage room. As well as the overall accommodation, Oaklands has the added attraction of lovely woodland gardens, sun terrace, off road parking and a substantial detached stone barn, approx. 51.5ft X 16ft. The barn serves as a large garage/workshop, but may offer potential for conversion to separate accommodation, subject to planning permission.

Situated on the rugged North Devon Heritage Coast where Exmoor National Park meets the sea, Oaklands enjoys being positioned close to Lynmouth and Lynton. Lynmouth is a charming and traditional Devonshire village and is home to the famous Lynton and Lymouth Cliff Top Railway. The village itself offers usual amenities, including many shops, pubs and restaurants with some delightful walks with spectacular views over the surrounding countryside and coastline. Ilfracombe and Combe Martin are a short drive away, continuing along the coast to Croyde, Saunton and Woolacombe. Barnstaple the historical capital of North Devon is some 20 miles in distance and offers a wider range of shopping amenities together with schools, train station, theatre, cinema and indoor heated leisure pool.

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Individual & Extended Detached House
Land Fronting the West Lyn River
Wooded Hillside Gardens
Kitchen/Breakfast Room
Separate Stone Barn Approx. 51.5ft X 16ft
4 Reception Rooms
Fine Sea Views
6 Bedrooms & 5 Bathrooms

Entrance Hall

19' 1" x 6' 7" (5.82m x 2.01m)

Sitting Room

25' 11" x 14' 0" (7.90m x 4.27m)

Dining Room

16' 3" x 14' 0" (4.95m x 4.27m)

Study

10' 0" x 10' 7" (3.05m x 3.23m)

Snug

10' 0" x 8' 3" (3.05m x 2.51m)

Bathroom One

Rear Lobby

Cloakroom/Separate W/C

Storage Room

Kitchen/Breakfast Room

21' 0" x 10' 4" (6.40m x 3.15m)

Inner Hall

Bathroom Two

Utility Room

8' 6" x 6' 10" (2.59m x 2.08m)

First Floor Landing

Bedroom One

16' 2" x 14' 0" (4.93m x 4.27m)

Bedroom Four

10' 8" x 9' 1" (3.25m x 2.77m)

Bathroom Three (Large Family Bathroom)

Bathroom Four

Inner Landing

Bedroom Six

10' 0" x 7' 0" (3.05m x 2.13m)

Bedroom Five

10' 7" x 7' 0" (3.23m x 2.13m)

Bedroom Two

14' 3" x 13' 0" (4.34m x 3.96m)

Shower Room

Bedroom Three

12' 2" x 11' 0" (3.71m x 3.35m)

Door leading to external staircase.

Outside

There is a private driveway leading to the property, off Lynbridge Road. A substantial Detached Stone Barn (51.5ff X 16ft) can be found at the bottom of the drive. This is currently used as a garage, but it does offer a variety of uses and may offer potential for conversion, to provide additional accommodation, subject to planning permissions being granted. The drive leads to a turning and parking area. to the front of the house is a good sized terrace garden, where you can take in the wonderful views down the valley and out to sea. There are also also additional woodland gardens, with seating areas and pathways running through them.

Property Facts

Vendors status. Needs to find a property.

Set within Exmoor National Park.

Age of property. Original building late Georgian/early Victorian era circa 1820.

Lynton/Lynmouth village and beach. Approx. 3/4 mile.

Nearest primary school. Lynton.

Nearest secondary school. Ilfracombe.

Barnstaple. Approx. 20 miles.

Nearest health centre. Lynton.

SERVICES

Services: Mains Drainage, Electricity and Water. Oil Fired Central Heating.

EPC Rating: E

Council Tax Band: F

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

DIRECTIONS

From Blackmoor Gate take the A39 following the signs to Lynton and Lynmouth. At Barbrook, bear left at the petrol station and continue for approximately half a mile where the road divides. Keep ahead in the direction of Lynmouth, pass through Lynmouth and the pub on your right. Continue for about 500 yards and the entrance to the property will be seen on the left hand side. Immediately after the stone barn is the driveway leading to the property, with name plate and for sale board clearly displayed.

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GROUND FLOOR



1ST FLOOR



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