

Summit View





Where Exmoor Meets the Sea!

Set in an elevated position in one of Exmoor's most sought-after locations, this remarkable detached home commands some of the finest views in North Devon.

Sweeping panoramas take in the villages of Lynton and Lynmouth, the rolling hills of Exmoor, the glistening expanse of the Bristol Channel and Welsh coast beyond.

This is a home that feels both part of the landscape and completely above it.

From sunrise over Countisbury Hill to sunsets that paint the sky pink over the sea, the outlook here is nothing short of extraordinary.

Thoughtfully remodelled to make the most of its spectacular position, the living spaces have been opened up and designed around the views.

The main living and dining area stretches across the rear of the home in a glorious panoramic sweep, with almost floor-to-ceiling glazing framing the sea and moorland beyond.

The kitchen - practical, stylish and positioned perfectly to capture the sea and coastal views while you cook.

A ground floor WC and generous double bedroom, ideal for guests or multi-generational living, with its own shower — continue the emphasis on comfort and flexibility.







The main bedroom is a showstopper — a light-filled suite with windows that open out to the full theatre of Exmoor and the coast. Step through the French doors on to your private roof terrace and you'll find the kind of view usually reserved for postcards.

A further large double bedroom, currently set out as a twin, offers similarly inspiring vistas over the village and coastline, while the family shower room is beautifully finished with sleek tiling and quality fittings throughout.

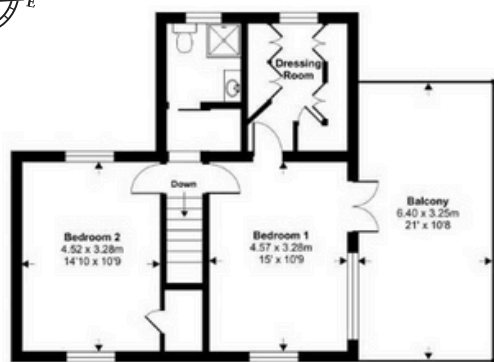
The wrap around gardens have been designed for ease of living and year-round enjoyment, with sun terraces and seating areas - every corner offering another perspective on the views that make this home so special.

There's a garage and parking for two vehicles just a short distance from the house.

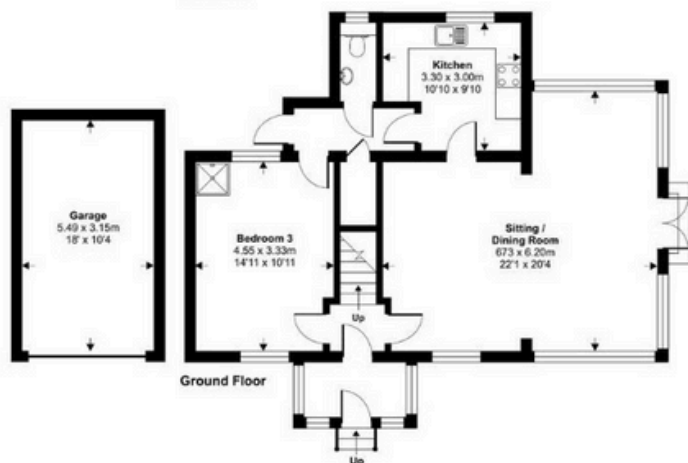




Approximate Area = 1336 sq ft / 124.1 sq m
Garage = 186 sq ft / 17.3 sq m
Total = 1522 sq ft / 141.4 sq m
For identification only - Not to scale



First Floor



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Finer Details

- A Freehold Detached House
- 3 double bedrooms with 2 bathrooms
- Sea View Open Plan living
- Modern Kitchen
- Ground floor WC
- Ground floor double bedroom with shower
- Sea view balcony and dressing room to main bedroom
- Modern Shower room upstairs
- Detached Garage and parking
- Wrap around gardens with stunning views
- Oil fired central heating
- Mains water, drainage and electricity
- Ultrafast broadband available
- Mobile signal likely with most providers
- Council tax band C

Why you'll love it!

Elevated, peaceful, and with views that genuinely stop you in your tracks, it offers a lifestyle that few others can match.

Perfectly positioned within walking distance of Lynton's charming cafés, galleries, and the famous cliff railway, this property offers that rare combination — a peaceful elevated retreat that's still just moments from the life and soul of the village.

The coastal and river walks here are among the most scenic in the country, with the Valley of Rocks and Lynmouth Bay right on your doorstep.

Barnstaple, Minehead and North Devon's golden beaches are all within easy reach.



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See Nic's
Video Tour

