







Green Pastures, Station Hill

Lynton, Devon, EX35 6LB

South Molton 22.8 miles; Tiverton 40.9 miles; Barnstaple 20 miles

1 | 3 | 1 | 110.5 sq m

A spacious two/three bedroom bungalow in sought-after Lynton with panoramic views, wrap-around gardens, full planning permission for a striking Grand Designs-style home, garage, and no onward chain.

Freehold Guide Price £400,000

DESCRIPTION

Set in the highly desirable Exmoor village of Lynton, this spacious two-bedroom detached bungalow occupies a prime position on Station Hill, enjoying breathtaking views across the Bristol Channel and surrounding countryside.

The property offers excellent potential, with scope for modernisation, wrap-around gardens, and the exciting benefit of full planning permission for a striking “Grand Designs”-style build. Many of the principal rooms take full advantage of the stunning outlook, creating a bright and uplifting living environment.

Externally, there is a detached garage and driveway with space for two to three vehicles. Further benefits include UPVC double glazing, oil-fired central heating, and the property is offered with no onward chain.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property, with oil-fired central heating. Septic tank.

Council Tax: North Devon Council —Band D.

SITUATION

Positioned in the ever sought after area of Lynton, Green Pastures takes full advantage of the surrounding coast and countryside. Local amenities are close by, the Valley of Rocks is within close proximity, and the twin village of Lynmouth with its sea front and further amenities is also easily accessible. Barnstaple is within 18 miles and is the historic and regional centre of North Devon affording a more extensive range of commercial, educational and recreational facilities benefitting from a variety of banking, schooling, a theatre, cinema, leisure centre and restaurants, combining modern shopping amenities with a bustling market atmosphere. Popular sandy beaches of Westward Ho!, Instow, Saunton, Croyde and Woolacombe are within easy reach.

DIRECTIONS

The nearest postcode is EX35 6LB although please refer to What3words.

For the exact location of the entrance to the front door download the What3 words app and enter ///whisk.pipes.locating.

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1800 Mbps, highest available upload speed 220 Mbps. (Ofcom).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction Type: Traditional

Planning Permission: Exmoor National Park REF: 62/41/23/023

Rights & Restrictions: The property has private right of access across a neighbouring driveway.

The property also falls within a designated conservation area and also an area of outstanding natural beauty/ national landscape - Exmoor National Park













VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

4 Cross Street, Barnstaple, Devon, EX31 1BA

Email: residential.barnstaple@gth.net

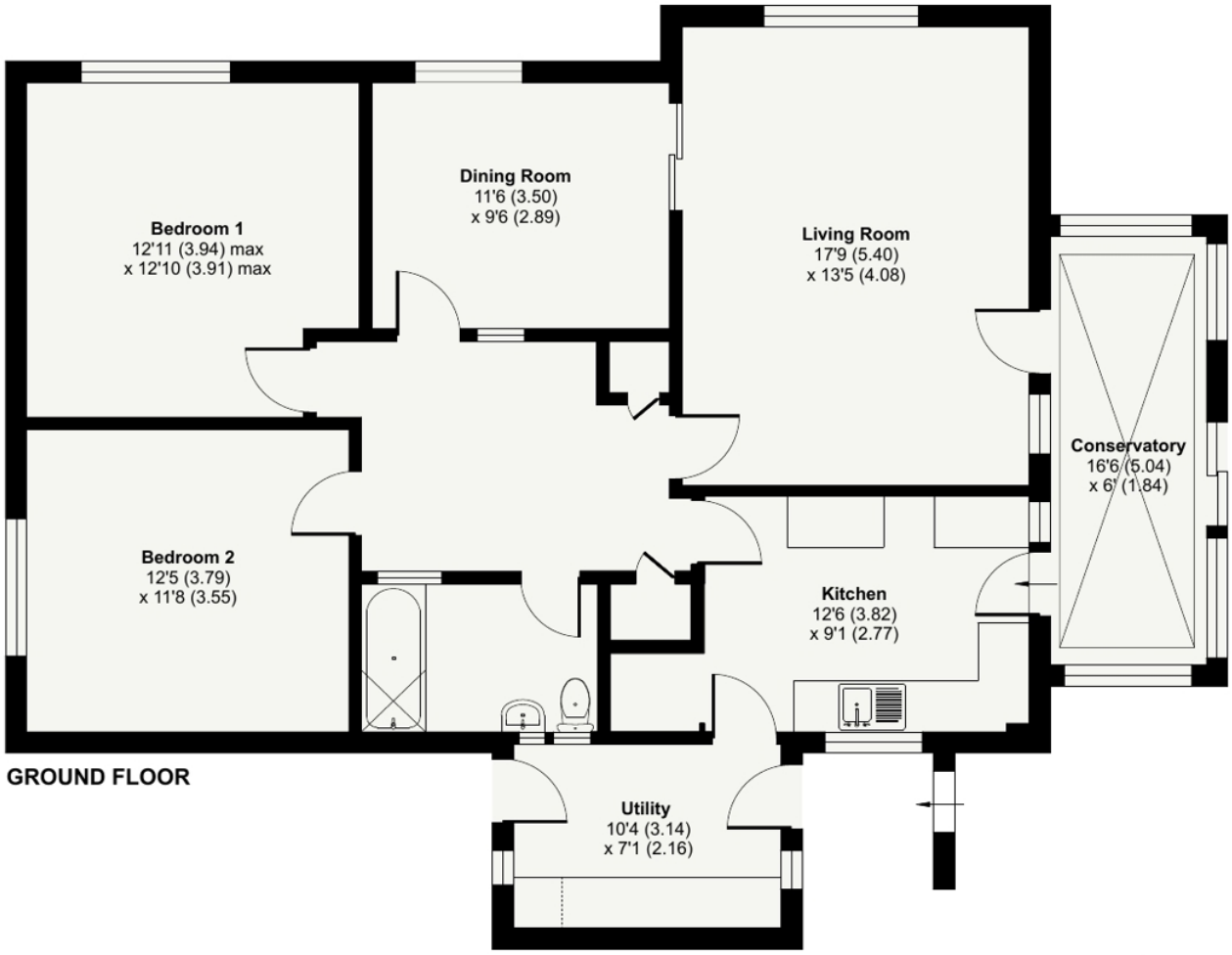
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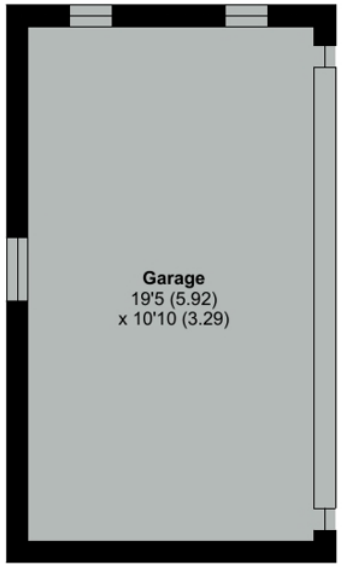
GREENSLADE TAYLOR HUNT

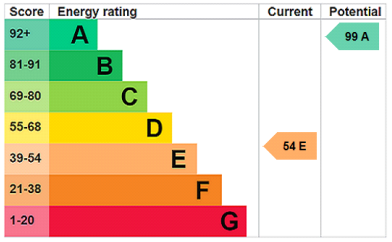
www.gth.net

Green Pastures Station Hill, Lynton, Devon, EX35 6LB

Approximate Area = 1190 sq ft / 110.5 sq m
Garage = 210 sq ft / 19.5 sq m
Total = 1400 sq ft / 130 sq m
For identification only - Not to scale







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Greenslade Taylor Hunt. REF: 1347065

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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.






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