
EXMOOR
PROPERTY
EXMOOR
FOR SALE

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PROPERTY



5 CROSS STREET

LYNTON - EXMOOR



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LYNTON - NORTH DEVON

EX35 6HG

ABOUT THE PROPERTY

A traditional mid terrace house, central to the sought after Exmoor village of Lyton, recently renovated including the following; re-wiring, double-glazed windows and doors, electric panel heaters, bathroom & toilet suites, kitchen units, carpets, plastering and decorations.

The accommodation is arranged over three floors and briefly consists on the ground floor; Entrance hall, living room, bedroom 3/ second reception. On the first floor there are two bedrooms and a bathroom. On the lower ground floor there is an open plan kitchen/dining/family room with former fireplace, utility area and cloakroom w/c.

Outside there is a small area at the rear for bistro style dining,.

AVAILABLE BY NEGOTIATION is a terraced two storey, stone-built garage/workshop, formally stabling and a hay loft, with wooden doors and stable-brick flooring. Open hatch to a first-floor storage loft. (Fully boarded). with space in the yard for turning vehicles.

For layout and approximate room measurement, please see the enclosed floor plan. VIRTUAL TOUR





THE AREA

The property is within easy walking distance of local amenities, including a good selection of restaurants, bars, cafés, shops, small supermarkets, a library, a primary school, and places of worship, along with a regular bus service.

Lynton is twinned with the coastal village of Lynmouth, set on the banks of the River Lyn overlooking the sea and reached by a cliffside railway. The South West Coast Path passes directly through Lynton & Lynmouth and is England's longest waymarked long-distance footpath and a National Trail. It stretches for 630 miles (1,014 km), running from Minehead in Somerset, along the coasts of Devon and Cornwall, to Poole Harbour in Dorset. More extensive shopping facilities and amenities are available at the larger town of Ilfracombe (about half an hour) and the regional centre of Barnstaple (about 45 minutes). The world-renowned surfing beaches at Woolacombe, Putsborough, Saunton (also with Championship golf course) and Croyde are also about 45 minutes by car.

The North Devon link road (A361) is about a 40-minute drive and eventually joins the M5 motorway network at Junction 27, where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter. There are excellent state and private schools within the area. The Valley of Rocks is within level walking distance (passing the extraordinary location of the cricket ground), offering access to many miles of coastal walks and stunning unspoilt countryside, which the surrounding Exmoor National Park has to offer. A trip to Dunkery Beacon, Exmoor's highest point has incredible views and a picnic at Landacre Bridge or visit to Withypool tea rooms would be well worth the journey.





Lynmouth - 0.6 miles
Valley of the Rocks - 1 miles
Porlock - 12 miles
Minehead - 17.5 miles
South Molton - 22 miles
Barnstaple - 19 miles

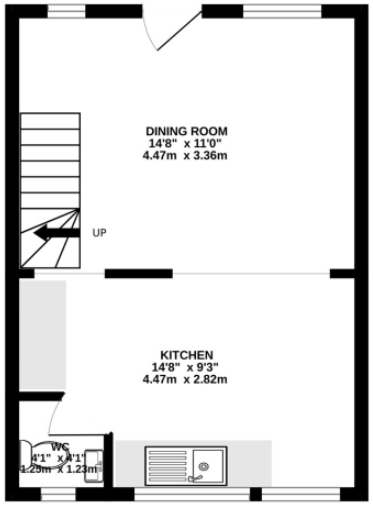
Combe Martin Beach - 13.5 miles
Ilfracombe Harbour - 19 miles
Woolacombe - 21 miles
Putsborough - 23.6 miles
Croyde - 24 miles
Saunton - 25 miles

Woody Bay Railway - 3.7 miles
Barnstaple Train station - 19.6 miles
Tiverton Parkway - 47 miles

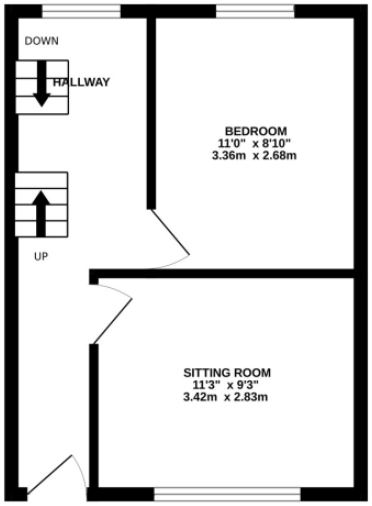
Junction 27 (M5) via A361 - 45.5 miles
Via Dulverton - 41.6 miles

Exeter Airport - 62 miles
Bristol Airport - 97 miles

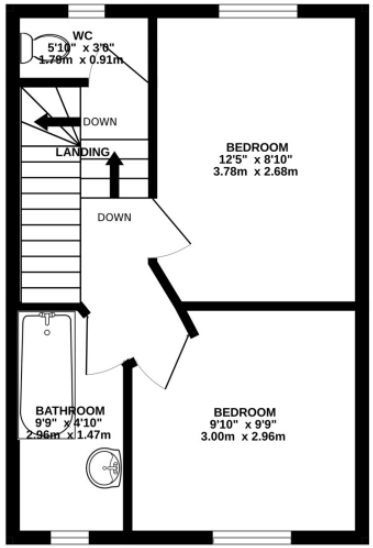
LOWER GROUND FLOOR
298 sq.ft. (27.6 sq.m.) approx.



GROUND FLOOR
298 sq.ft. (27.6 sq.m.) approx.

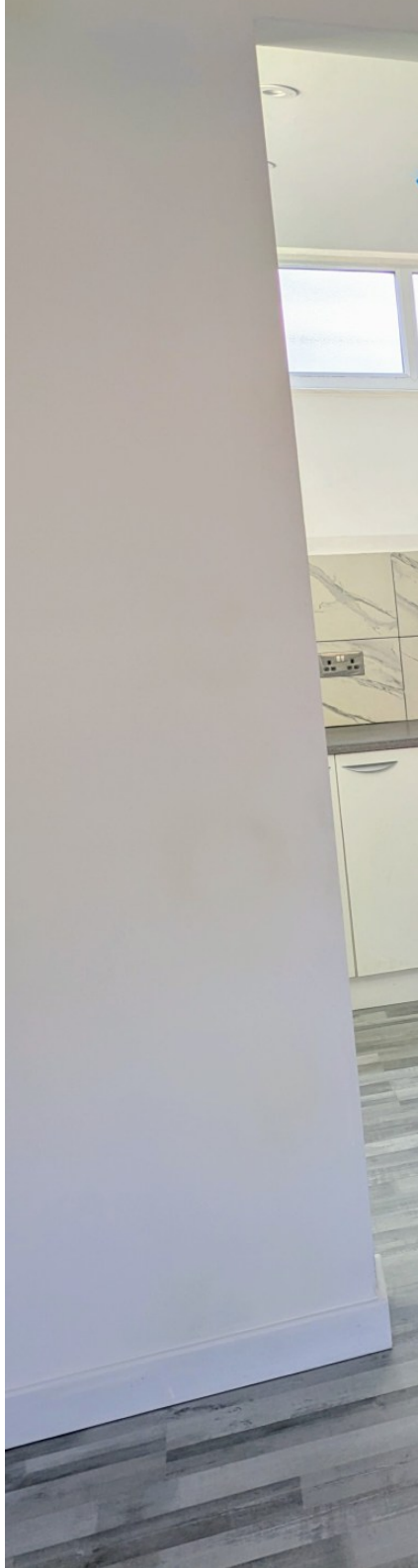


FIRST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES & OUTGOINGS

SERVICES & OUTGOINGS

The property is served by mains water, drainage and electricity, electric heating.

Double glazed windows.

According to Ofcom, ultrafast broadband is available at the property, and there is the likelihood of coverage from several mobile phone networks. For more information, please see the Ofcom website.

North Devon Council – Band B

(2025/26-Approx. £1,984.29 per annum)

EPC - D Rating

IMPORTANT NOTICE

These sale particulars have been prepared 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 make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly. A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase. We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.

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DIRECTIONS

From our office proceed up Church Hill and onto Lee Road, through Lynton in the direction of the Valley of the Rocks. Take a left hand turn into Cross Street, where the property can be found on the left hand side identified by a 'for sale' board.

Parking is on street, additional parking can be found in the nearby car park; residents permits for 2025/6 are £115.00 per annum. It may also be possible to park on the street in low season. Please see the North Devon Council website for more details.

DIGITAL MEDIA LINKS - CLICK

What 3 Words Location - ///estimate.chucked.since

VIRTUAL TOUR

Property Reference #RSMA0541

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