
EXMOOR
PROPERTY

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LYNSIDE

BRENDON - EXMOOR



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BRENDON - NORTH DEVON

EX35 6PS

ABOUT THE PROPERTY

An excellent character stone cottage facing southwest and overlooking the East Lyn River. With features like slate sills, limestone floors on the ground floor, high-quality carpets on the first and second floors, oak doors, a natural wood staircase, and more, this three-storey residence is incredibly well-presented.

An entry hall, a sitting room with a log burner, a separate dining room and a kitchen/breakfast room with a stable-style door leading out to the garden are all located on the ground floor.

The fitted kitchen has a light-wood breakfast bar and kitchen units with slate worktops and a stainless-steel washbasin with a slate drainer. Integrated appliances include an AEG dishwasher, a washer/dryer, a Belling range of three electric ovens and a grill, a five-ring electric hob, a Russell Hobbs extractor hood, and there is space for an upright fridge/freezer. There are two double bedrooms on the first floor, one with an en suite shower. There is also a spacious bathroom. A third double bedroom and study with custom built-in storage are located on the second floor.

The garden was created to take full advantage of the breathtaking view of the East Lyn River. Off-street parking is another advantage of the property.

During their time there, the present owner has made numerous structural and modernisation changes, such as completely overhauling the roof, installing new plumbing and wiring, installing a smart electric heating and hot water system, remodelling the kitchen and bathroom, landscaping the garden and more.

For layout and approximate room measurement, please see the enclosed floor plan and link to Virtual Tour.





THE AREA

Located in the small picturesque village of Brendon which has a popular country pub offering food. Access to great walking and riding on the doorstep.

Lynton is approximately 5 miles away and offers local amenities, including a good selection of restaurants, bars, cafés, gym, hairdressers, 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. worth the journey.





Lynmouth - 3.5 miles
Lynton - 4.4 miles
Barbrook - 5 miles
Valley of the Rocks - 5.2 miles
Porlock - 9 miles
Minehead - 14.4 miles
South Molton - 19 miles
Barnstaple - 23 miles

Combe Martin Beach - 17 miles
Ilfracombe Harbour - 23 miles
Woolacombe - 24.4 miles
Putsborough - 27 miles
Croyde - 28 miles
Saunton - 28.8 miles

Barnstaple Train station - 24 miles
Tiverton Parkway - 42.5 miles

Junction 27 (M5) via A361 - 42.5 miles
Via Dulverton - 41 miles

Exeter Airport - 60 miles
Bristol Airport - 65 miles


Russell Hobbs
16:05
belling


BREAD


BREAD



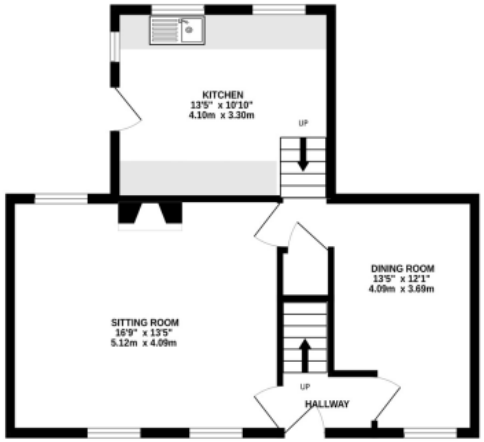




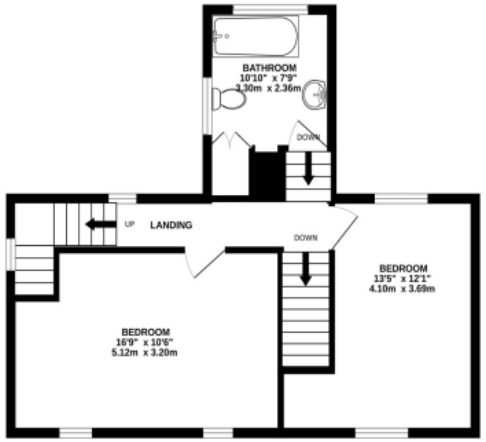




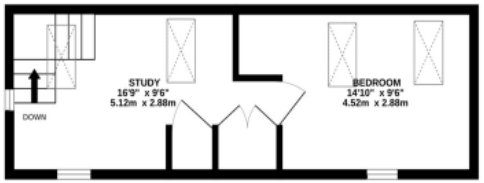
GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



2ND FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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

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

According to Ofcom, standard broadband is available at the property, mobile phone coverage is limited. For more information, please see the Ofcom website.

Private Parking Area

North Devon Council – Band D

(2026/27-Approx. £2,722.53 per annum)

EPC - E Rating

TENURE

Freehold

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 in Lynton proceed down into Lynmouth and proceed up Countisbury Hill (A39), passing the Blue Ball Inn at the top of the hill. Stay on this road for approximately 1 more mile, and then take the right-hand turn, signposted Brendon. The property can be found on the right hand side just before The Staghunters Inn public house.

DIGITAL MEDIA LINKS - CLICK

What 3 Words Location - ///reissued.skyrocket.sulked

VIRTUAL TOUR

Property Reference #RSE0495

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INCORPORATING MICHAEL ADEY PROPERTY