
EXMOOR
PROPERTY

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VICTORIA HOUSE
LYNTON - EXMOOR



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LYDIATE LANE

LYNTON - NORTH DEVON

EX35 6AJ

ABOUT THE PROPERTY

Stately Grade II Listed Residence in the Heart of Lynton

This magnificent early 19th-century Grade II listed home stands proudly in the picturesque coastal village of Lynton, North Devon. Spread across three elegant storeys, the property beautifully combines timeless architectural grandeur with generous proportions, offering not just a home but a lifestyle immersed in heritage and dramatic coastal scenery.

Behind its classic stone façade and tall sash windows, the interior showcases an abundance of period charm. High ceilings, exposed timber beams, woodburner, and ornate fireplaces create a warm, characterful atmosphere that resonates with history while lending themselves to modern family living.

Accommodation

Ground Floor: Formal living and dining rooms, kitchen, separate utility, and WC.

First Floor: Two bedrooms, including one with a dressing room, plus a bathroom and a shower room.

Second Floor: Four further generously sized bedrooms, offering flexible use for family, guests, or work-from-home spaces.

Outside

The property enjoys the rare benefit of off-street parking and a charming front garden, mainly laid to lawn and framed with mature shrubs—an inviting entrance to this historic residence.

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





THE AREA

The Lifestyle

Perfect for families, entertainers, or those seeking a retreat in one of Devon's most scenic villages, this grand home offers endless possibilities. Its enviable location in Lynton places you moments from coastal walks, Exmoor's breathtaking landscapes, and the amenities of this vibrant community.

The property is within easy walking distance of local amenities, including a good selection of restaurants, bars, cafés, shops, small supermarkets, a library, a gym, 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





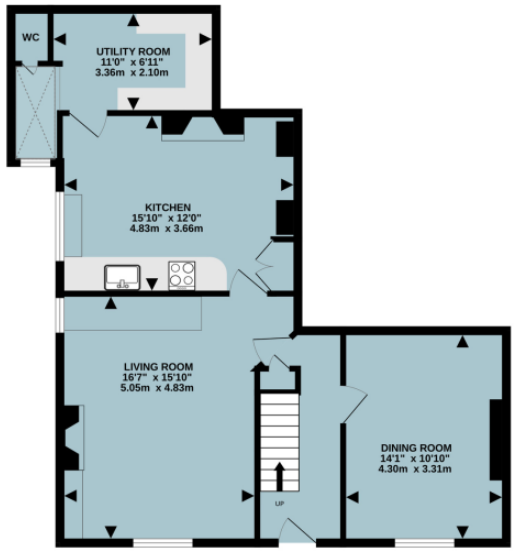




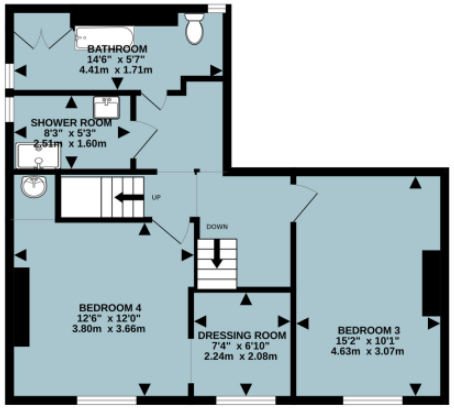

THE WORLD
Oyster



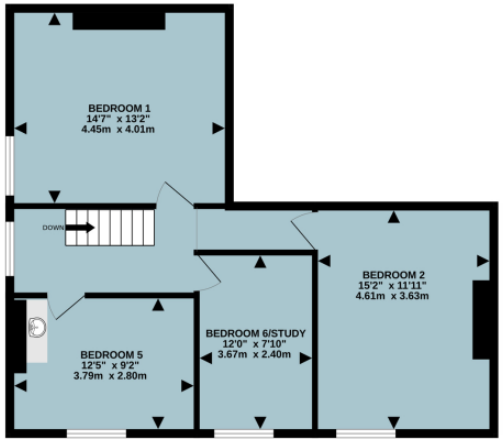
GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



2ND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1971 sq.ft. (183.1 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: Mains electricity, water and drainage

Heating: Electric storage heaters

Hot Water & Cooking: Oil-fired range

Additional Heating: Wood-burning stove in the living room

According to Ofcom, ultrafast broadband is available at the property, with likely coverage from several mobile phone networks. For full details, please refer to the Ofcom website.

North Devon Council – Band D

(2025/26-Approx. £2,551.22 per annum)

EPC - E 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, head down the steps from Castle Hill to Queen Street. After about 50 meters, keep right – the property is on the left, clearly marked with a "For Sale" board.

There is one parking space on the premises. Nearby parking is available on the street or in the carpark; annual resident permits for 2025–2026 cost £115.00. For further information, please visit the North Devon Council website.

DIGITAL MEDIA LINKS - CLICK

What 3 Words Location - ///swatting.removers.spirit

VIRTUAL TOUR

Property Reference #RSE0520

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