
EXMOOR
PROPERTY

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GUIDE PRICE



LORNA DOONE HOUSE

LYNMOUTH - EXMOOR



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LYNMOUTH - NORTH DEVON

EX35 6ET

ABOUT THE PROPERTY

Well-presented home with income, overlooking the river in Lynmouth, Exmoor's most charming seaside village. The property offers flexible living with eight ensuite bedrooms, car park, south-facing front terrace & a secure rear courtyard with outbuildings. Just a few minutes from the beach

We understand the property was built in 1893 by the famous Captain Jack Crocombe who was the skipper of the LOUISA lifeboat crew of 1899 who hauled the lifeboat overland for 13 miles from Lynmouth to Porlock Weir and rescued the Forrest Hall ship.

The property offers flexible living with eight en-suite bedrooms, ample car parking for 4-6 vehicles, a sunny south-facing front terrace and a rear courtyard garden with outbuildings. Just a few minutes from the beach, harbour, cafes & shops, walk out on to the South West Coast Path or hike the stunning bridle paths straight from the door.

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





THE AREA

Lynmouth is a picturesque costal village set on the banks of the River Lyn overlooking the sea and reached by a cliffside railway from Lynton.

Lynmouth is twinned with Lynton which offers local amenities, including a good selection of restaurants, bars, cafés, shops, gym, hairdressers, small supermarkets, a library, a primary school, and places of worship, along with a regular bus service.

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.





Lynton- 0.6 miles
Valley of the Rocks - 1.7 miles
Porlock - 12 miles
Minehead - 17 miles
South Molton - 22 miles
Barnstaple - 20 miles

Combe Martin Beach - 13.5 miles
Ilfracombe Harbour - 19.5 miles
Woolacombe - 21 miles
Putsborough - 24 miles
Croyde - 24 miles
Saunton - 25 miles

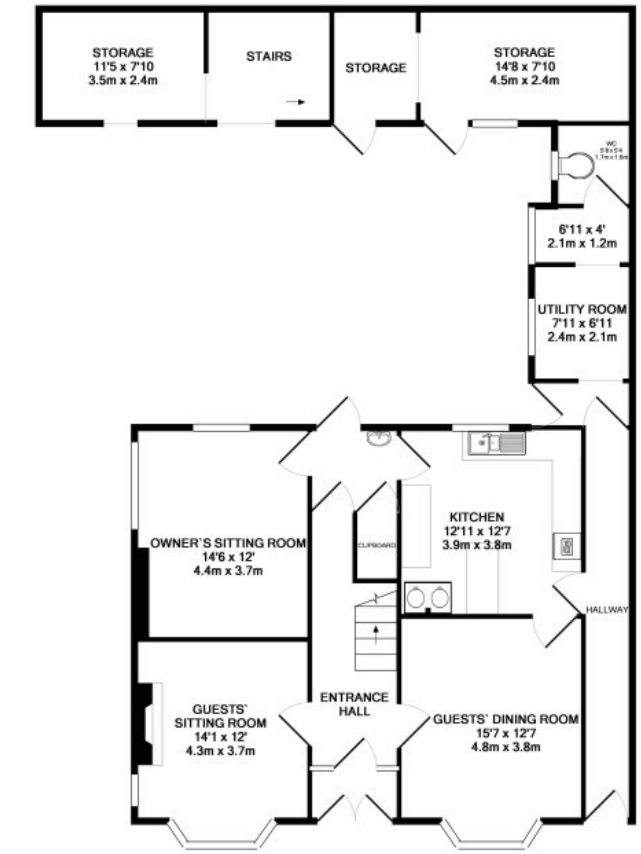
Woody Bay Railway - 4 miles
Barnstaple Train station - 20 miles
Tiverton Parkway - 47 miles

Junction 27 (M5) via A361 - 45.5 miles
Via Dulverton - 44 miles

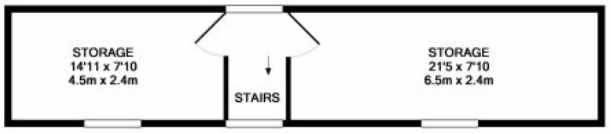
Exeter Airport - 62 miles
Bristol Airport - 97 miles

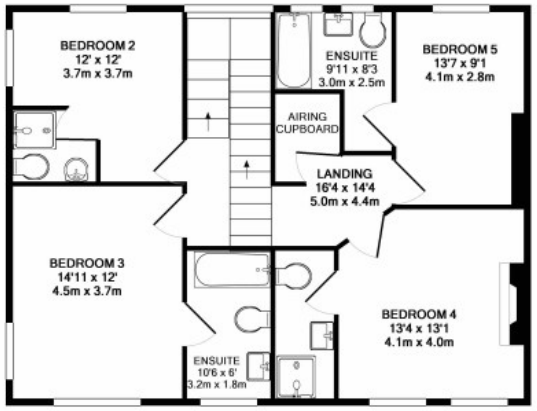




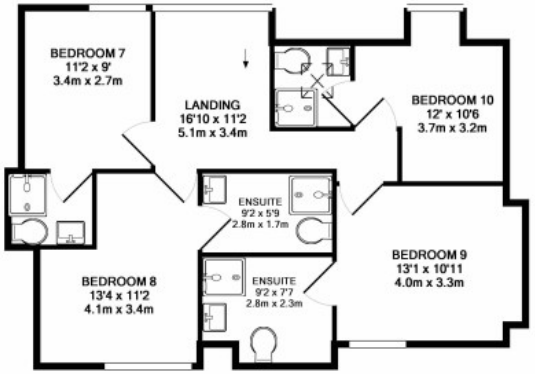


GROUND FLOOR
APPROX. FLOOR
AREA 1378 SQ.FT.
(128.0 SQ.M.)





1ST FLOOR
APPROX. FLOOR
AREA 1261 SQ.FT.
(117.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 768 SQ.FT.
(71.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 3407 SQ.FT. (316.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Mains water, drainage and electricity.

North Devon Council – Band C

(2025/26-Approx. £2,267.75 per annum)

EPC - D Rating

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.

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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SAILING
Bar: n.
Long. low lying navigational hazard, usually awash.
Found at river mouths and harbour entrances, where
it is composed of sand or mud.
Can also be found ashore where it is made of
mahogany or similar dark wood.
Sailors can be found in large numbers around both.
SAILING
GALLEY
Galley: n.(pl.-eys)
Historical - Aspect of seafaring associated with slavery.
Modern - Aspect of seafaring associated with slavery.
FIRE BLANKET
PREVENT CROSS CONTAMINATION



DIRECTIONS

From our office proceed down Church Hill and turn left onto Lynmouth Hill; at the bottom of the hill take the right-hand turn onto Watersmeet Road. The property can only be accessed on foot; the pathway leading to the property is opposite the John the Baptist Church. Their house will be identified by a 'for sale' board clearly visible.

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 - ///earlobes.yours.hood

VIRTUAL TOUR

Property Reference #RSMA0532

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