

EXMOOR
PROPERTY



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MYRTLES COTTAGE

LYNTON - EXMOOR


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LYNTON - NORTH DEVON

EX35 6BD

ABOUT THE PROPERTY

This attractive and characterful home features a wealth of period detail including exposed beams, stable-style doors and a stone fireplace with wood burner. The accommodation offers a well-appointed kitchen/breakfast room, living room, dining room, utility/cloakroom, three bedrooms and a bathroom arranged over two floors.

Externally, there is useful side access with storage, while the rear garden provides a private and peaceful setting with lawned areas, established borders, seating terraces and attractive views across the valley towards woodland beyond.

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





THE AREA

Set in a beautiful natural setting, the property enjoys woodland and hillside views with regular sightings of deer. A network of nearby footpaths includes a picturesque route to Watersmeet along the West Lyn River, while a regular bus service provides easy links between Barnstaple and Lynton/Lynmouth.

Nearby Lynton offers amenities, including a good selection of The property enjoys an outlook towards the surrounding rolling hills and woodland where deer are seen on a regular basis. Within a short walk is a small shop and filling station; the property also benefits from being on a regular bus route between Barnstaple and Lynton/ Lynmouth.

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

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





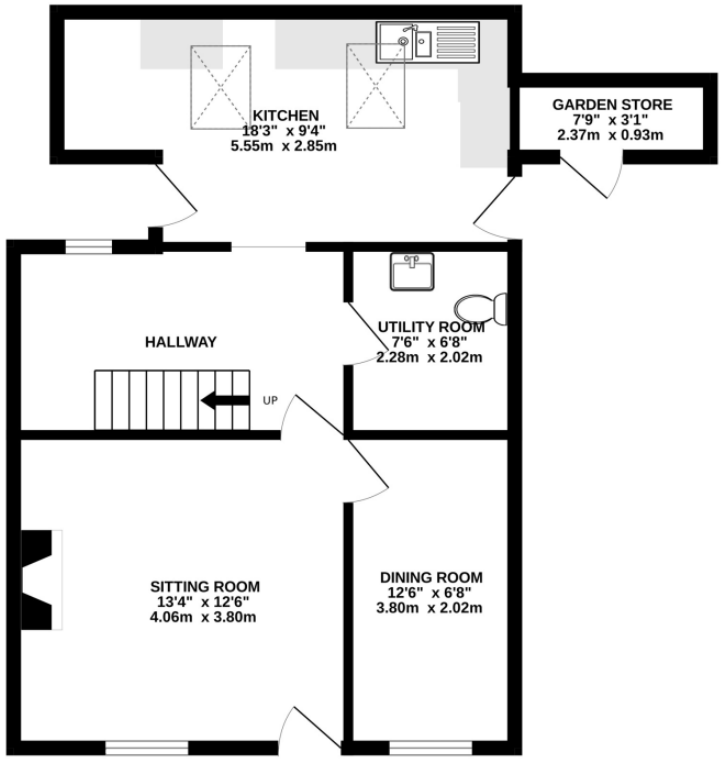




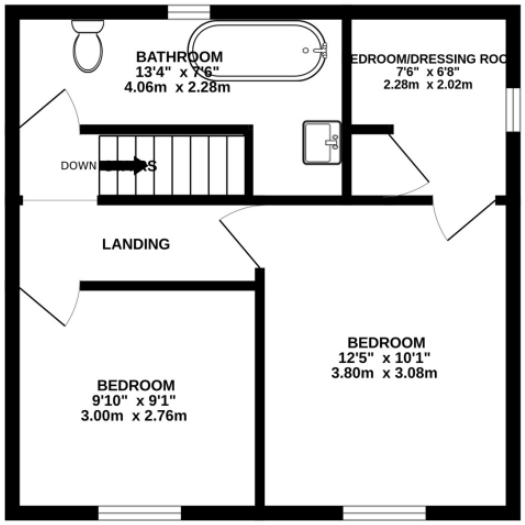




GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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

Mains water, drainage and electric, oil-fired central heating.

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

North Devon Council – Band C

(2026/27-Approx. £2,420.02 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, proceed down Castle Hill towards Lynmouth and Lynbridge. At the junction at the bottom of the hill, continue straight on and proceed onto Lynbridge Road for approximately 0.25 miles. The property can be found on the right-hand side with a for sale board clearly visible. Parking is on the street on a first-come, first-served basis.

DIGITAL MEDIA LINKS - CLICK

What 3 Words Location - ///wiring.spellings.chart

VIRTUAL TOUR

Property Reference #RSMA0546

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