
EXMOOR
PROPERTY

2 STATION COTTAGES

STATION HILL, LYNTON

NORTH DEVON, EX35 6LB

ABOUT THE PROPERTY

A two-storey semi-detached house, believed to date back to circa 1898, which has been thoughtfully extended during the current owner's 24-year tenure. The property boasts attractive stone elevations with double-glazed windows beneath a tiled roof. The property and adjoining properties were formerly part of the Lynton & Barnstaple Railway – the neighbouring Station, Lamp Room & Goods Shed - until the railway line closed in 1935. All three buildings are now private residences, offering a distinctive historic character.

The ground floor accommodation comprises an entrance hallway with oak-style flooring and an open-plan living/dining room enjoying a triple aspect with far-reaching valley and coastal views, a log burner, underfloor heating, and fitted carpets. The modern fitted kitchen features matching shaker-style wall and base units, a built-in electric double oven and grill, four-point hob with extractor over, and space for white goods (available by negotiation), with a door leading to the rear courtyard garden.

Also on the ground floor is Bedroom 5, overlooking the garden and providing stunning valley and coastal views, with an en-suite shower room featuring a modern suite and underfloor electric heating.

On the first floor there are four further bedrooms, a bathroom, and a shower room.

Externally, the property benefits from a wide driveway providing parking for up to four vehicles, a single garage, an enclosed courtyard garden to the rear, and a level lawned garden to the front with stocked borders.

No onward chain.

For layout and approximate room measurements please see the enclosed Floorplan and refer to the VIRTUAL TOUR.









THE AREA

Perched high on the dramatic North Devon coastline, Lynton is a charming Victorian town renowned for its breathtaking scenery, coastal walks, and relaxed lifestyle. Often referred to as the "Little Switzerland of England," the town enjoys spectacular views across the Bristol Channel and the rugged cliffs of Exmoor National Park.

The town offers a welcoming community atmosphere with a range of independent shops, cafés, traditional pubs, and everyday amenities. The property is conveniently located within easy walking distance of a wide selection of facilities including restaurants, bars, cafés, local shops, a gym, hairdressers, small supermarkets, a library, a primary school, a cinema, tennis and bowls clubs, and a well-attended youth club, as well as places of worship. A regular bus service also provides connections to surrounding towns and villages.

Lynton is famously linked to its picturesque twin village, Lynmouth, by the historic Lynton and Lynmouth Cliff Railway, the world's highest and steepest fully water-powered railway. From here, residents can easily access Lynmouth's harbour, riverside walks, and coastal charm.

Surrounded by the dramatic landscapes of Exmoor, the area is a haven for walkers, cyclists, and nature lovers. Nearby, the iconic Valley of Rocks offers spectacular coastal views, striking rock formations, and its famous herd of wild goats.

Combining historic character, stunning views, and a strong sense of community, Lynton is a highly desirable location while remaining within easy reach of the regional centre of Barnstaple and the wider North Devon coastline.





Lynmouth - **1.3 miles**
Lynton - **0.7 miles**
Porlock - **12.8 miles**
Minehead - **18.3 miles**
South Molton - **21.4 miles**
Barnstaple - **19.3 miles**

Lynton Primary - **0.8 miles**
Ilfracombe Academy - **17.6 miles**
West Buckland - **16.1 miles**
Petroc College - **20.4 miles**

Combe Martin Beach - **13 miles**
Ilfracombe Harbour - **18.9 miles**
Woolacombe - **20.5 miles**
Putsborough - **23.6 miles**
Croyde - **23.5 miles**
Saunton Sands - **24.7 miles**

Barnstaple Bus Station - **18.6 miles**
Barnstaple Train Station - **19.2 miles**
Tiverton Parkway Station - **46.5 miles**

M5 (Junction 27) via A361 North Devon Link Road - **45 miles**
Via Dulverton **–43 miles**

Exeter Airport - **61.5 miles**
Bristol Airport - **93.7 miles**


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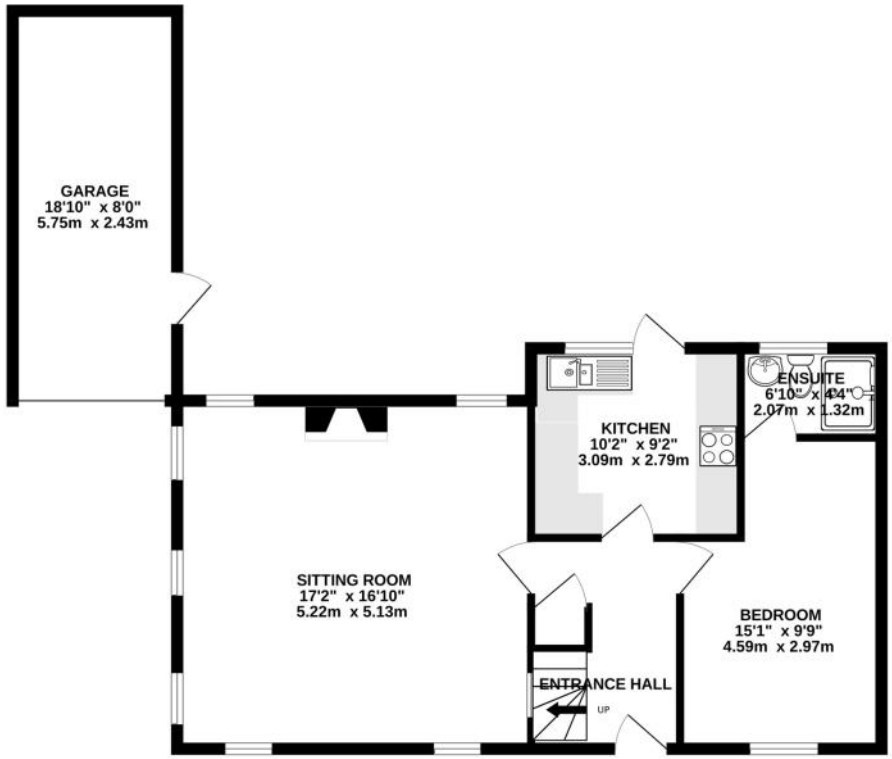




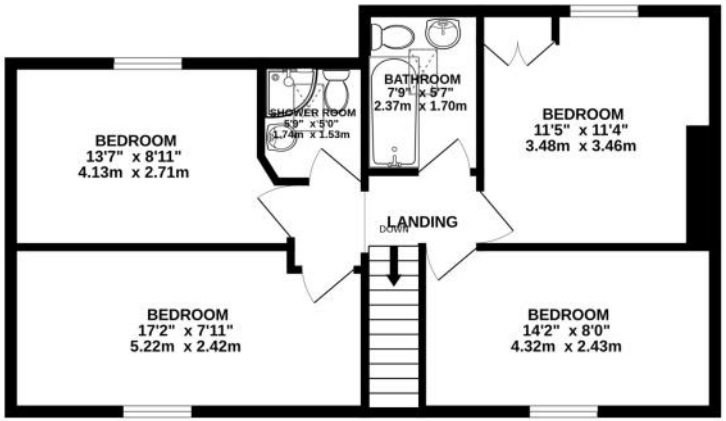




GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1371 sq.ft. (127.3 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 and drainage, electricity, Oil fired central heating, zoned underfloor heating and radiators.

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

North Devon Council – Band C
(2026/27-Approx. £2,420.02 per annum)

EPC - D 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, turn right and head down Castle Hill. At the bottom of the hill, continue straight across onto Lynbridge Road. Proceed through Lynbridge, then take a sharp right onto Station Hill. Continue up the hill and the property will be on the left-hand side, where you will see our **For Sale** board clearly displayed.

What 3 Words Location - ///pulsing.clash.ourselves

DIGITAL MEDIA LINKS

VIRTUAL TOUR

Property Reference #RSE0506

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