
EXMOOR
PROPERTY



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£625,000

GUIDE PRICE

HUNTERS LODGE

BRENDON - EXMOOR







HUNTERS LODGE

BRENDON - NORTH DEVON

EX35 6PS

ABOUT THE PROPERTY

Hunters Lodge – Historic 4-Bedroom Residence Overlooking the East Lyn River

Set in a superb position within a picturesque Exmoor village, Hunters Lodge is an impressive detached period home with landscaped gardens, double garage, and breathtaking views across the East Lyn River and surrounding countryside.

Dating back to the early 1900s, the property is believed to have been built as a guest house for visiting hunters at the neighbouring Staghunters Inn, a location steeped in history. Today, the house has been lovingly modernised and offers a blend of period character and modern comfort. The four-bedroom accommodation is generously proportioned, providing an exceptional Exmoor retreat for permanent living, holidays, or entertaining.

Accommodation & Grounds

Behind a gated entrance, Hunters Lodge is set within its own grounds. To the rear, the beautifully landscaped gardens feature a wraparound paved terrace for seating and dining, with the majority laid to lawn, bordered by flower beds, mature hedging, and stone walling. A charming grapevine archway leads to the gravelled parking area and double garage with electric up-and-over door, timber pedestrian access, and adjoining block-built garden store with slate roof.

Key Features

Detached 4-bedroom period home

Superb position overlooking the East Lyn River

Believed to date back to early 1900s, built as a guest house

Spacious, well-proportioned accommodation

Lovingly modernised by current owners

Landscaped gardens with terrace, lawn, and mature borders

Double garage, gated entrance, gravelled parking & garden store

Idyllic Exmoor retreat with outstanding views

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





THE AREA

The property enjoys a delightful position within the pretty village of Brendon, nestled in the scenic East Lyn Valley on the northern edge of Exmoor National Park. Surrounded by unspoilt countryside, Brendon offers a thriving community with its parish church, village hall, and a calendar of local activities. The well-known Staghunters Inn lies just a short walk from the property, while the Rockford Inn can be found a little further along the valley at nearby Rockford.

Set on the Somerset/Devon border between Lynton and Porlock, Brendon is ideally placed to enjoy the dramatic landscapes of Exmoor and the stunning North Devon/Somerset coastline. Despite its peaceful rural setting, Hunters Lodge forms an excellent base for a wide variety of pursuits including walking, riding, hunting, fishing, and shooting, as well as water sports at nearby Lynmouth, Porlock Weir, and Minehead.

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







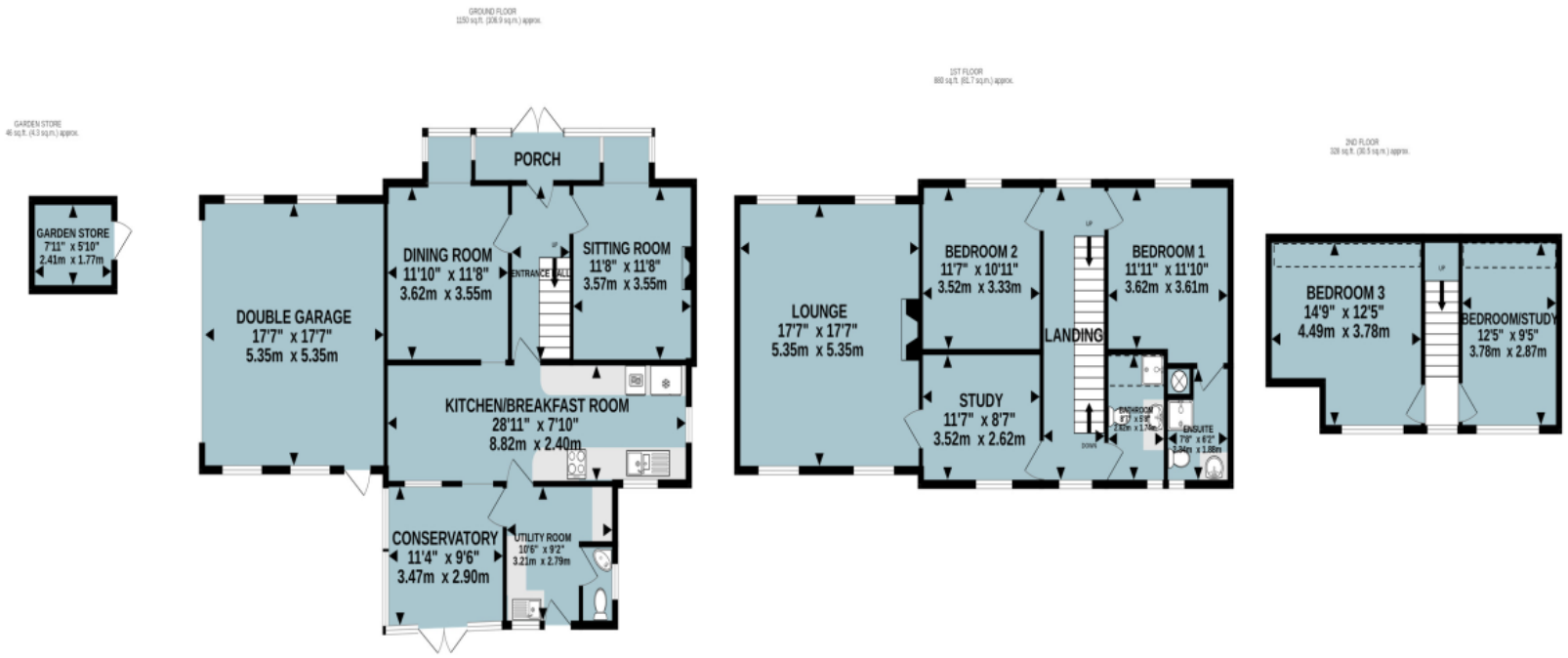












TOTAL FLOOR AREA : 2404 sq.ft. (223.4 sq.m.) approx.

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, drainage, electricity, x10 solar panels, oil fired central heating.

Ofcom

North Devon Council – Band F

(2026/27-Approx. £3,932.55 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 left hand side just after The Staghunters Inn public house.

DIGITAL MEDIA LINKS - CLICK

What 3 Words Location - ///visions.stylists.crumple

VIRTUAL TOUR

Property Reference #RSE0529

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Hunters
Lodge



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