

# THE BEACON

COUNTISBURY HILL • LYNMOUTH • DEVON

JACKSON-STOPS









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**THE BEACON**  
**COUNTISBURY HILL, LYNMOUTH, DEVON, EX35 6ND**

A FINE FORMER GENTLEMAN'S RESIDENCE IN  
A SPECTACULAR COASTAL LOCATION, ENJOYING  
PANORAMIC SEA VIEWS, NESTLED IN AN  
ELEVATED WOODED SETTING, WITH 10 ACRES



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**DISTANCES**

LYNTON - 1 MILE

COMBE MARTIN - 14 MILES

BARNSTAPLE - 18 MILES

WOOLACOMBE - 21.5 MILES

M5 MOTORWAY NETWORK/TIVERTON  
PARKWAY - 42 TO 47 MILES

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**ACCOMMODATION**

- Outstanding coastal location
- Panoramic sea views towards Welsh coast
- Edwardian former Gentleman's residence standing in wooded grounds
- Four reception rooms
- Seven bedrooms
- Potential self-contained apartment
- Basement
- Detached coach house annexe
- Double Garage
- Access onto the South West Coastal footpath
- About 10.2 acres
- No onward chain



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## SITUATION

The Beacon occupies a spectacular coastal location on Countisbury Hill, on the outskirts of the pretty coastal village of Lynmouth, adjoining National Trust land, with grounds that extend down to the foreshore and commanding magnificent 180 degree uninterrupted views over the Bristol Channel towards the Welsh coast. The house is within walking distance of Lynmouth which is a picturesque village with a rocky beach and a range of amenities and leisure pursuits. The South West Coastal Footpath runs through the village which offers excellent walking opportunities with breath-taking scenery.

The village of Lynton is twinned with Lynmouth, and is within a mile of the property and connected via a charming cliff railway, with the two affectionately known as “Little Switzerland”. The regional centre of Barnstaple is around 18 miles away, and offers a more comprehensive range of amenities, business opportunities, shopping and leisure pursuits.

The property is located within Exmoor National Park which is renowned for its undulating moors and pastureland with streams and rivers running down through deep wooded combs and valleys to the coastline. There are a superb range of country pursuits available including riding, walking, and fishing.

There are many beautiful beaches in the area, with the award-winning Blue Flag beach at Woolacombe being around 21.5 miles away, and Putsborough, Croyde and Saunton a little further afield. In 2022 the North Devon coastline was recognised as a ‘World Surfing Reserve’ (WSR), the first in the UK and only cold-water WSR in the world. The surfers in Lynmouth Bay are frequently on view from the Lookout in the house and from the terrace outside.



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## THE PROPERTY

The Beacon is thought to date back to 1904, and is a fine example of a Gentleman's residence, thought to have been built by a shipping magnate who wanted to be able to observe his ships as they plied their trade through the Bristol Channel. The house, which is not listed, was built in the Edwardian Arts & Crafts style and retains various features of that style.

Constructed of stone under a tiled roof with an attractive colour washed, rough cast finish to the external elevations, the house was built in such a way as to give all of the principal rooms superb views over either the coastline or sea as well as being able to enjoy spectacular sunsets.







The property is located in a spectacular position, perched on the hillside (400ft above sea level). It is surrounded by its own enchanting woodland, on the outskirts of the charming village of Lynmouth, with no near neighbours, enjoying breath-taking panoramic coastal views over the North Devon coastline, across the Bristol Channel towards the Welsh coastline in the distance.

The accommodation on offer is spacious and versatile, and could suit a variety of purposes including for multi-generational occupation, or as a home with an income. At present, it boasts four reception rooms and five bedrooms with a potential self-contained apartment on the second floor, as well as a cellar. There is also detached coach house with self-contained one bedroom accommodation on the first floor, and a double garage.

The property has also seen significant improvements during the current vendor's ownership including re-roofing, a new underground electric supply and new water pipeline re-routed to simplify access. Other lesser but nevertheless important improvements include electric heating to the Coach House, bespoke Bath Stone fireplace in the dining room, and removal of a screen of tall trees in front of the house to open up the view.

Properties in this stunning coastal location very rarely become available to the open market, and the agents have no hesitation in recommending a viewing to fully appreciate the position and views that this spectacular property offers, available to the market with no ongoing chain.

The accommodation, with approximate dimensions more clearly identified on the accompanying floorplans, comprises:

Double doors lead to:

**Entrance Hall** Decorative tiled floor.

**Cloakroom** Dual aspect. Vanity wash hand basin and a WC. Decorative tiled floor.

**Reception Hall** A spacious hall with elegant staircase rising to the first floor landing. Window to the front elevation.

**Dining Room** A stunning dual aspect room enjoying panoramic coastal views across to the Welsh coast and along the North Devon coastline and cliffs. Minstrel fireplace. Picture rail and ceiling coving.

**Snug** Attractive marble surround open fireplace with mantle piece. Wonderful sea views through French doors opening to

**The Lookout** A long spectacular room with 180 degree views out to sea towards the Welsh coast. This room has an incredible outlook, and has a similar feel to a ship's bridge.





**Drawing Room** A beautiful dual aspect room enjoying panoramic coastal views out to sea and across to the Welsh coast. Open fireplace with marble surround and timber mantel over. Dado rail. Picture rail. Ceiling coving. Interconnecting doors to the Snug/Lookout enclosing a small alcove with shelving e.g. for music system etc.

**Lobby** Additional storage cupboards with an area for coats. Access to the basement.

**Kitchen/Breakfast Room** Windows to the front elevation. Comprising a range of matching wall and base units with double sink set into granite work surfaces and integrated fridge and dishwasher. Space for a range style cooker with extractor over. Central island.

**Pantry Area** Additional cupboards with a cupboard for coats etc. Sink set into wooden work surfaces.

**Rear Lobby** Door to the front elevation and access to the driveway, Coach House and garden. Stairs rise to the second floor with under stairs storage cupboard.

**First Floor Landing** Window to the front elevation. Walk-in airing cupboard with window to the front elevation. Storage cupboard.

**Bedroom 1** A dual aspect room with panoramic coastal views. Picture rail.

**Dressing Room** A dual aspect room with glimpses of the sea.

**En-Suite** Window to the rear elevation with sea and coastal views. Comprising dual vanity wash hand basins, WC, oversized bath and a double shower cubicle.

**Bedroom 5** Window to the front elevation. Ornate fireplace.

**Cloakroom** Comprising WC, wash hand basin and a window to the front elevation.

**Bedroom 3** Window to the rear elevation enjoying fantastic coastal views across to the Welsh coast. Ornate fireplace. Picture rail.

**En-Suite** Comprising WC, panelled bath and pedestal wash hand basin.

**Bedroom 2** A delightful dual aspect room enjoying panoramic coastal views across the Bristol channel to the Welsh coast. Picture rail.

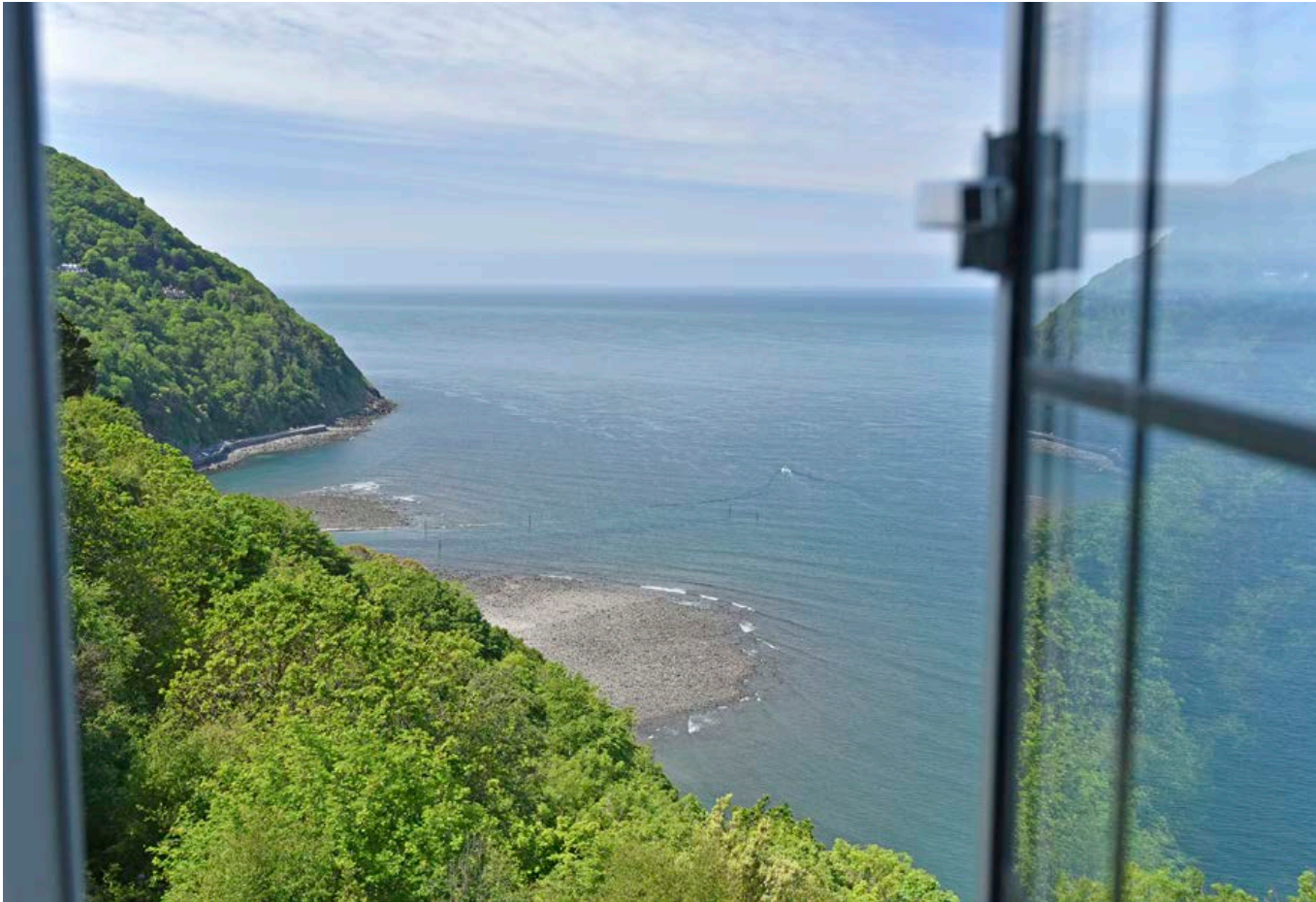
**En-Suite** Comprising WC, pedestal wash hand basin and a panelled bath.

**Bedroom 4** Window to the side elevation with views out to sea. Ornate fireplace.

**En-Suite** Comprising WC, wash hand basin and a shower cubicle.







**Second Floor** The second floor of the property has the potential for a variety of uses including additional accommodation or, with some changes, a separate apartment for ancillary accommodation or holiday cottage/income potential (STP).

The stairs lead to an open plan:

**Study/Library** A dual aspect room with sea views.

**Cloakroom** Comprising WC and wash hand basin.

**Sewing Room** Window to the front elevation. Storage cupboards.

**Lobby** Alcove, walk in storage area.

**Bedroom 6** Window to the side elevation enjoying sea views. Walk-in wardrobe.

**Bedroom 7** Window to the front elevation.

**Bathroom** Comprising wash hand basin and a panelled bath.

**Basement** The basement is an extensive and useful area with a hallway running the width of the property affording access to a range of rooms with natural daylight and some visibility of the sea as well as access to the garden.

**Gardener's WC** Comprising a wash hand basin and WC. Window to the rear elevation.

**Utility Room** Window to the rear elevation. Space for washing machine, tumble dryer and freezer.

**Wine Cellar** Window to the rear elevation. Tiled floor.

**Pantry** Window to the rear elevation. Space for fridge/freezer.

**Store** Window to the rear elevation.

**Boiler Room** Window to the rear elevation. Two floor mounted boilers providing domestic hot water and central heating.





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## THE COACH HOUSE

The Coach House is a detached building, accessed off of the driveway and adjacent to the main house. On the ground floor there are:

**Two Garages** Two remote controlled metal up and over doors and power and light connected.

A door gives access to:

**Lobby** Stairs rise to the first floor.

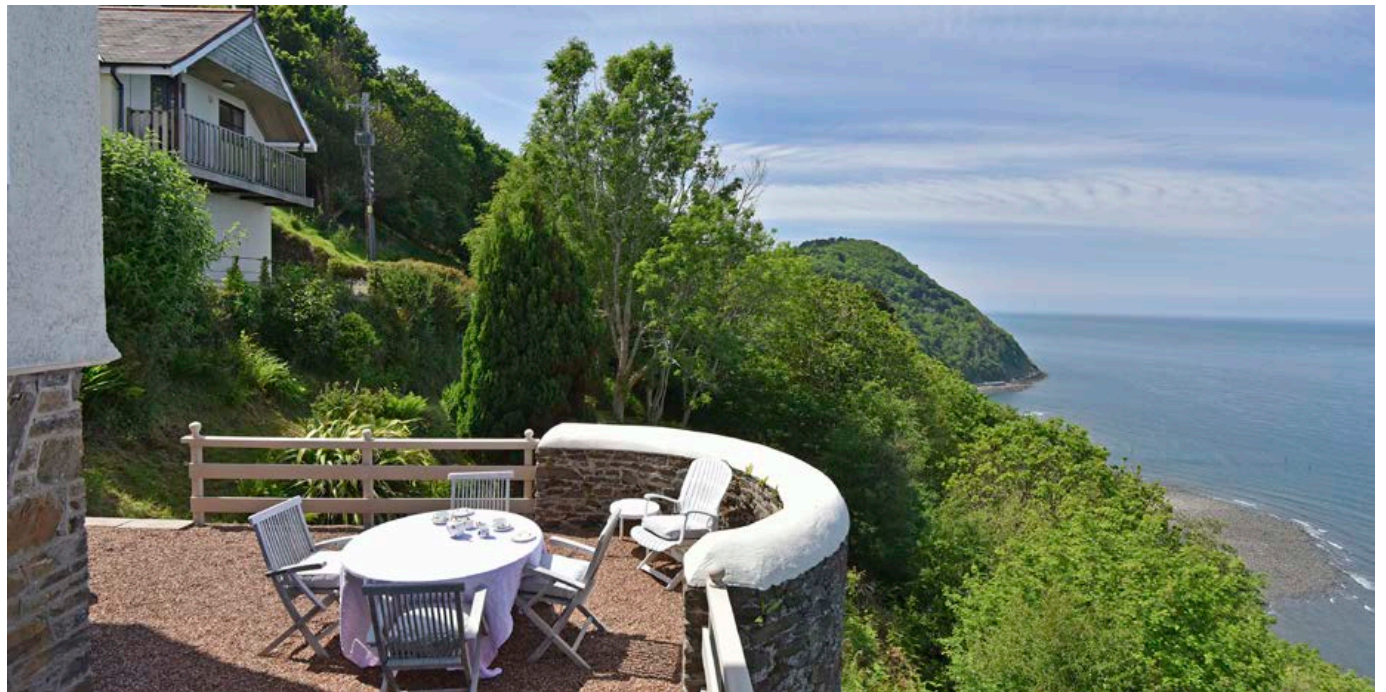
**First Floor Landing** Velux window.

**Open plan Sitting/Dining Room/Kitchen** A triple aspect room enjoying magnificent coastal views. French doors lead to a covered balcony which also enjoys the spectacular views on offer.

**Kitchen** Comprising a range of matching wall and base units with stainless steel single drainer sink set into roll top work surfaces. Space for fridge, dishwasher, cooker and washing machine.

**Bedroom** Built-in wardrobes. Window.

**En-Suite** Comprising WC, pedestal wash hand basin and a shower cubicle.







## OUTSIDE

The property is accessed over a cattle grid and a private tarmac driveway, bounded by stone walls which leads up to the property, The Coach House and parking and turning for several vehicles. As you approach the property, there are some wonderful mature pine trees to the right and views towards the sea.

The gardens and grounds are mainly wooded, with an abundance of ferns, rhododendrons, mature trees including oak and beech, as well as shrubs. Various grass paths lead to different levels of the garden, with sheltered areas allowing delightful views through the canopy of the trees out to sea.

Extending along the whole of the northern side of the house, there is a gravelled raised terrace overlooking the gardens and out to sea, with various seating areas which benefit from the sun at throughout the day.

In total, the grounds afford a great deal of seclusion and privacy, extending to about 10.2 acres.





## PROPERTY INFORMATION

**Services:** Mains Electric. Private water and drainage. Oil fired central heating. The Coach House has electric heating.

**Local Authority:** North Devon District Council & Exmoor National Park – 01398 323 665.

**EPC:** Rating: TBC

**Tenure & Possession:** For sale by private treaty with vacant possession upon completion.

**Agent's Note:** There is a public footpath for a few yards across the north eastern corner of the property's grounds, extending from the cattle grid away from the property to the adjoining National Trust land.

The South West Coastal footpath also runs through the land on the opposite side of the road.

**Contents, Fixtures and Fittings:** Only those mentioned within this brochure are included in the sale. All others, such as curtains, light fittings, mirrors, garden ornaments etc. are specifically excluded, but may be available by separate negotiation.

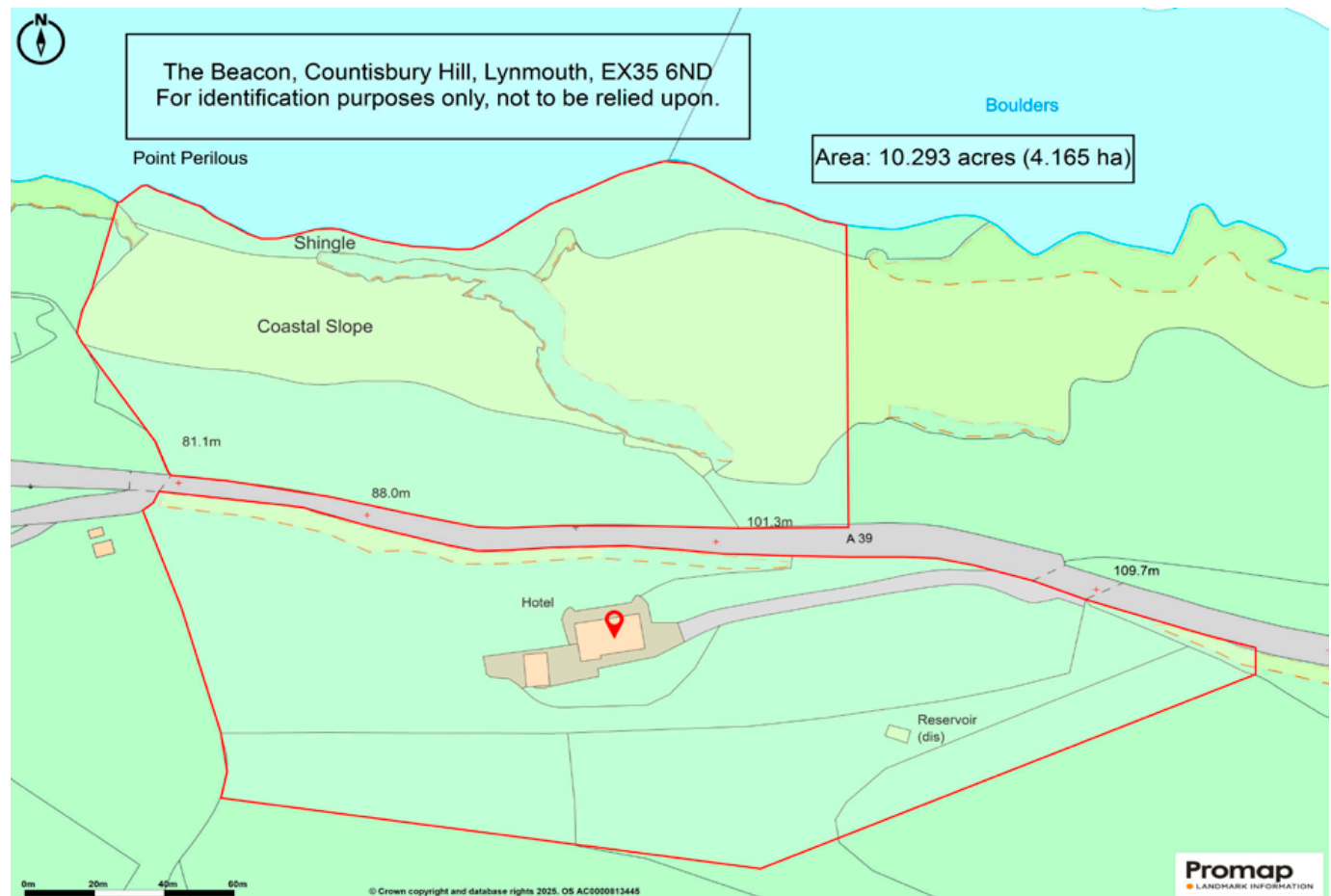
## DIRECTIONS (EX35 6ND)

**What 3 Words** ///replayed.onions.conjured

From Barnstaple, proceed on the A39 signposted towards Lynton. Continue until reaching the staggered crossroads at Blackmoor Gate, and turn right, and then immediately left, following signs for Lynton. Stay on this road until you drop down the hill into Barbrook. Turn left opposite the petrol station, following signs for Lynton & Lynmouth. Continue along this road following signs for Lynmouth until you drop down the hill into the village. Then follow signs for the A39 up Countisbury Hill towards Porlock. The Beacon is the last house on the right and stands out of sight well above the road. The driveway is on the right and is clearly marked.

The property can be accessed via delightful scenic route from Minehead on the A39 across the moorland with Exmoor ponies and sheep roaming free with great sea views.

**Viewing:** By appointment with Jackson-Stops, North Devon 01271 325 153.





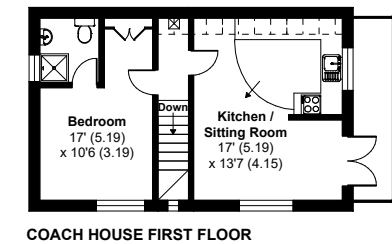
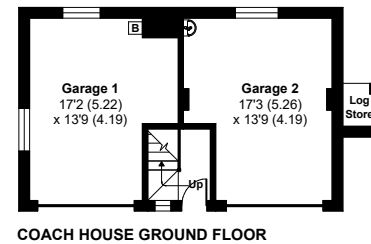
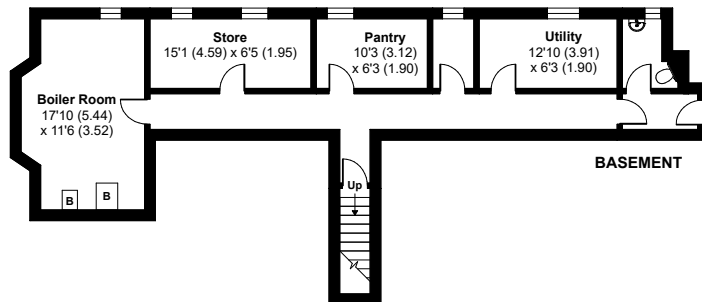
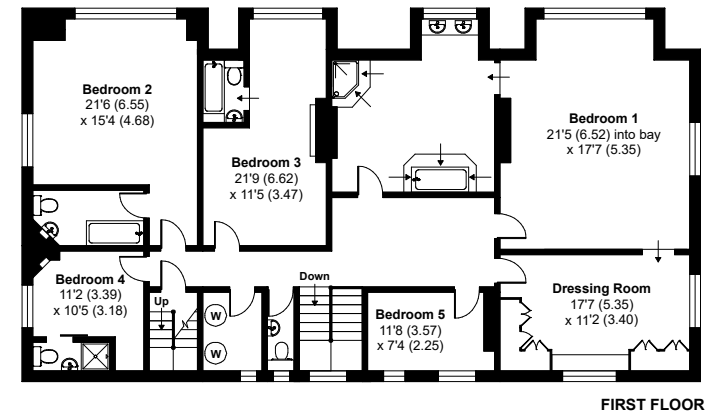
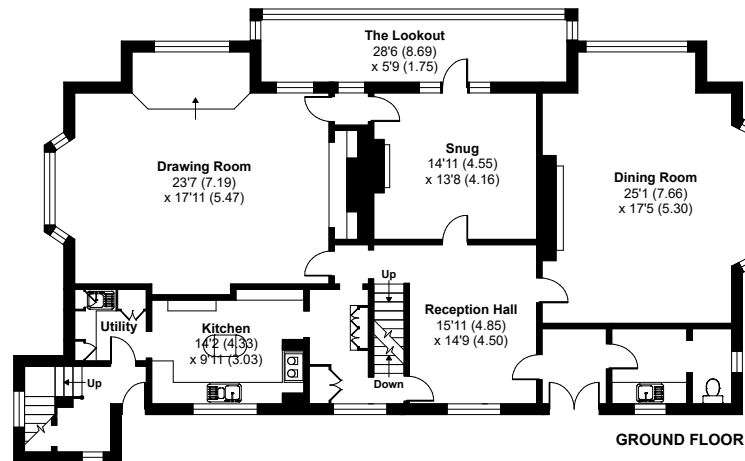
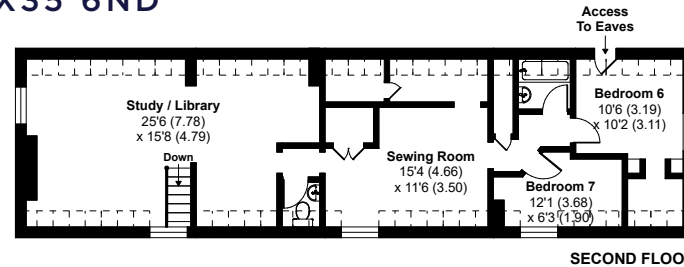
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APPROX FLOOR AREA = 5611 SQ FT / 521.3 SQ M

LIMITED USE AREA(S) = 182 SQ FT / 16.9 SQ M

COACH HOUSE = 956 SQ FT / 88.8 SQ M

TOTAL FLOOR AREA = 6749 SQ FT / 627 SQ M



Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.





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