
EXMOOR
PROPERTY

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CASTLE HORNET
LYNMOUTH - EXMOOR







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LYNMOUTH - NORTH DEVON

EX35

ABOUT THE PROPERTY

A charming Grade II listed detached stone cottage occupying an elevated position and enjoying stunning views from both the house and gardens across Lynmouth and out over the Bristol Channel.

The ground floor comprises a welcoming living room with fireplace and log burner, a separate dining room with fireplace, kitchen, rear lobby, and utility area.

Upstairs, the principal bedroom features a dressing room with bay window seating, enjoying beautiful views up the East Lyn River. There is a further double bedroom with en-suite WC, a small single bedroom, and a separate shower room.

Externally, the property benefits from wrap-around gardens, with a sun terrace to the front and steps leading to terraced gardens with meandering pathways. The grounds include a productive kitchen garden, fruit cages, greenhouse, and potting shed, along with several seating areas and viewpoints from which to enjoy the spectacular setting.

Key Features

Grade II listed detached stone cottage

Single Garage nearby

2/3 bedrooms (one with en-suite WC)

Separate shower room

Kitchen with utility area

Two reception rooms with fireplaces, one with a log burner

Mature wrap-around gardens with terraces and productive planting

Elevated position with outstanding views

No onward chain

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





THE AREA

Tucked away at the end of a quiet footpath, shared with just a few neighbouring homes, the property enjoys a sense of peace and seclusion. Lynmouth is a picturesque coastal 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 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





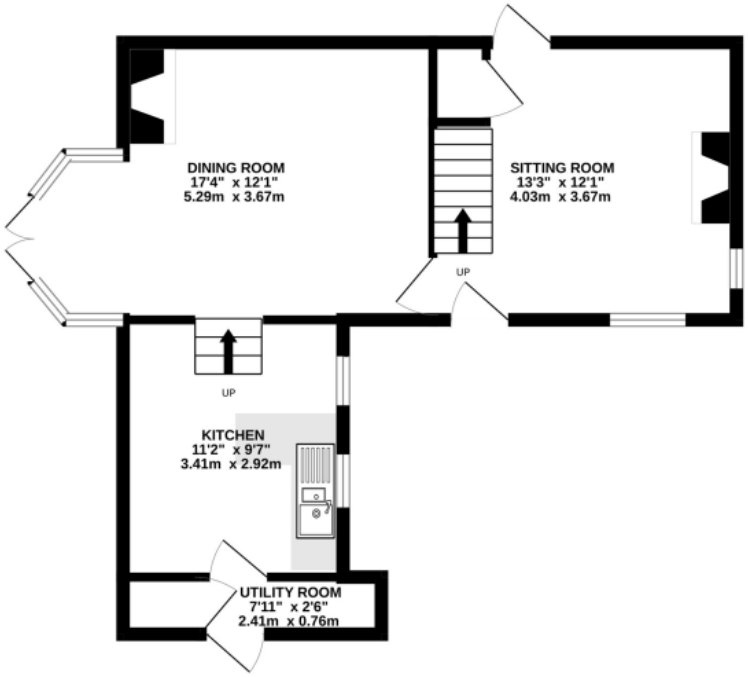




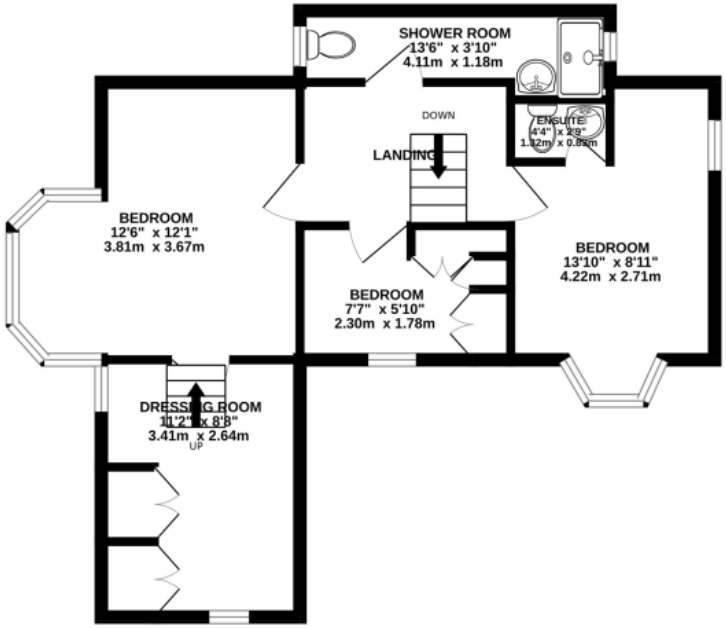



Félix Vallotton

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

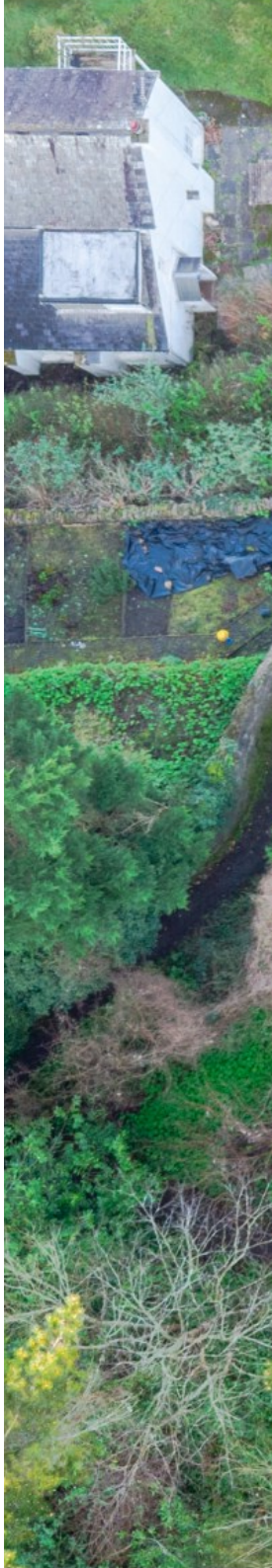


1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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 electricity.

North Devon Council – Band E

(2026/27-Approx. £3,327.54 per annum)

EPC - E Rating

Please refer to the Ofcom website for details on mobile coverage and broadband services available in the area.

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, head down Church Hill and turn left onto Lynmouth Hill. At the bottom, turn right onto Watersmeet Road.

The property is **foot access only** via Summerhouse Path, located opposite St John the Baptist Church.

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. 4 and 7 day permits are also available. Please see the North Devon Council website for more details.

DIGITAL MEDIA LINKS - CLICK

What 3 Words Location - ///decisions.fended.grass

Property Reference #RSE0569

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