
EXMOOR
PROPERTY

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4 IMPERIAL COURT

LYNTON - EXMOOR






Haier
OTTOLENGHI FLAVOUR
Croft
BOSE

4 IMPERIAL COURT

LYNTON - NORTH DEVON

EX35 6JA

ABOUT THE PROPERTY

A well-presented one-bedroom ground floor apartment, recently modernised to a high standard and featuring a contemporary kitchen and wet room, set within the impressive Victorian building of Imperial Court.

The building, believed to date back to its origins as a hotel, was converted into 15 apartments around 1990 and retains attractive stone elevations beneath a slate roof. Communal areas are well maintained and benefit from a secure entry system, passenger lift and stair access.

The accommodation comprises a communal entrance lobby and reception, with the apartment conveniently positioned on the ground floor. Inside, there is an entrance lobby with fitted matting, storage shelving and space for coats, leading through to an inner hallway with newly fitted carpets and a ceramic ‘smart’ electric radiator.

The spacious double bedroom features newly fitted carpets and mirrored sliding wardrobes with ample shelving and hanging space. The dual-aspect living/dining room is light and airy, also benefitting from new carpets and a smart electric radiator.

The wet room has been upgraded with a Mira Advance Flex electric shower, wall-mounted Dimplex heater and a Geberit AquaClean Mira Care wash-and-dry WC.

The kitchen has been replaced within the last two years and is well designed to maximise space, offering a range of wall and base units including a tall larder cupboard, corner units and spice rack, along with wood-effect worktops. There is space for a washing machine and tall fridge/freezer, with an electric Sharp double oven and hob (available if required.) fitted extractor fan. An inset stainless steel sink and drainer is served by an electric water heater providing direct hot water.




UTENSILS

The property is presented in excellent order throughout, having been recently modernised, and viewing is highly recommended.

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

THE AREA

The property is within easy walking distance of local amenities, including a good selection of restaurants, bars, cafés, 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.





Lynmouth - 0.6 miles
Valley of Rocks - 1 miles
Porlock - 12 miles
Minehead - 17.5 miles
South Molton - 22 miles
Barnstaple - 19 miles

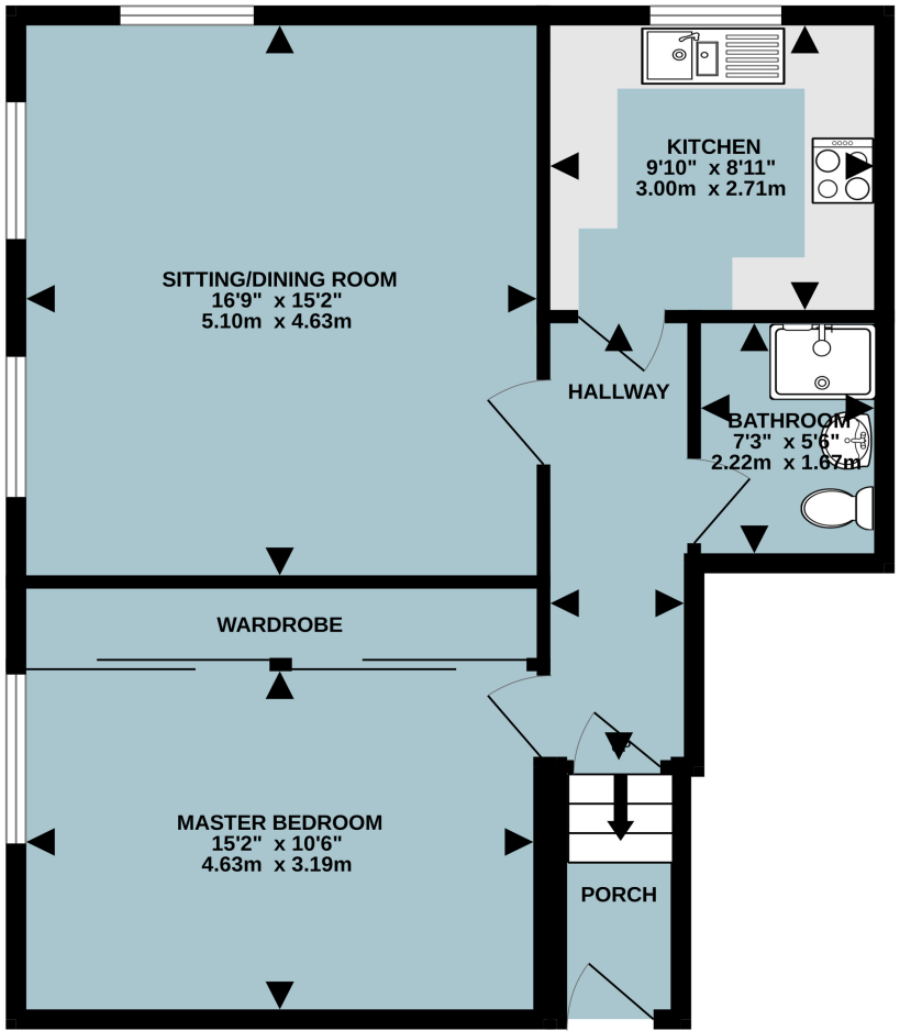
Combe Martin Beach - 13.5 miles
Ilfracombe Harbour - 19 miles
Woolacombe - 21 miles
Putsborough - 23.6 miles
Croyde - 24 miles
Saunton - 25 miles

Woody Bay Railway - 3.7 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
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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 and electricity. Double glazed windows.

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

North Devon Council – Band A
(2026/27-Approx. £1,815.02 per annum)

EPC - C Rating

TENURE

Leasehold- 999 years from 1992. 1/15th share of the freehold.

The service charge is **£160 per month (£1,920 per year)**.

The sinking fund contribution is **£25 per month (£300 per year)**.

The total cost is **£185 per month (£2,220 per year)**.

Holiday letting or residential letting is not permitted

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

Imperial Court can be found adjacent to our office; the apartment is access via a security entry system and can be found on the ground floor.

What3words: ///inherit.glades.converged

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. Please see the North Devon Council website for more details.

DIGITAL MEDIA LINKS - CLICK

VIRTUAL TOUR

Property Reference #RSE0598

VIEWING & CONTACT

T 01598 752221

W EXMOORPROPERTY.COM

E INFO@EXMOORPROPERTY.COM



INCORPORATING MICHAEL ADEY PROPERTY