
EXMOOR
PROPERTY

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BROXHOLME

LYNTON - EXMOOR


Classic

BELLE VUE AVENUE

LYNTON - NORTH DEVON

EX35 6DD

ABOUT THE PROPERTY

A well-presented semi-detached bungalow offering two double bedrooms, a luxury four-piece bathroom, sitting room with wood -burning stove, modern kitchen/dining room and separate utility area. The property also benefits from an enclosed garden, off-road parking and is offered with no onward chain.

The property is entered via a front door which opens directly into the kitchen, creating a welcoming and spacious entrance. The kitchen is well fitted with a range of wall and base units, granite work surfaces and a Belfast sink, with space for a dining table. Integrated microwave, space for a range style cooker set within a feature exposed brick and tiled alcove.

The utility room, which provides space and plumbing for freestanding appliances including a washing machine, tumble dryer and fridge/ freezer, along with a floor-mounted oil boiler. A rear door gives access to the garden.

The sitting room is accessed from the kitchen and features a front-facing window and wood-burning stove, creating a warm and inviting focal point.

The accommodation has been thoughtfully reconfigured to provide two well-proportioned double bedrooms and a standout luxury bathroom. The bathroom is particularly spacious, enjoying a double aspect and comprising a roll-top bath, separate shower cubicle, WC and vanity wash basin.





To the front, there is parking for two vehicles, a shingled area and a tarmac driveway

The rear garden is fully enclosed courtyard-style space, ideal for pets, featuring various seating areas and established planting, creating a private, low-maintenance outdoor space.

Please refer to the enclosed floor plan for the layout and approximate measurements of each room. VIRTUAL TOUR

THE AREA

The property is within easy walking distance of 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.

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

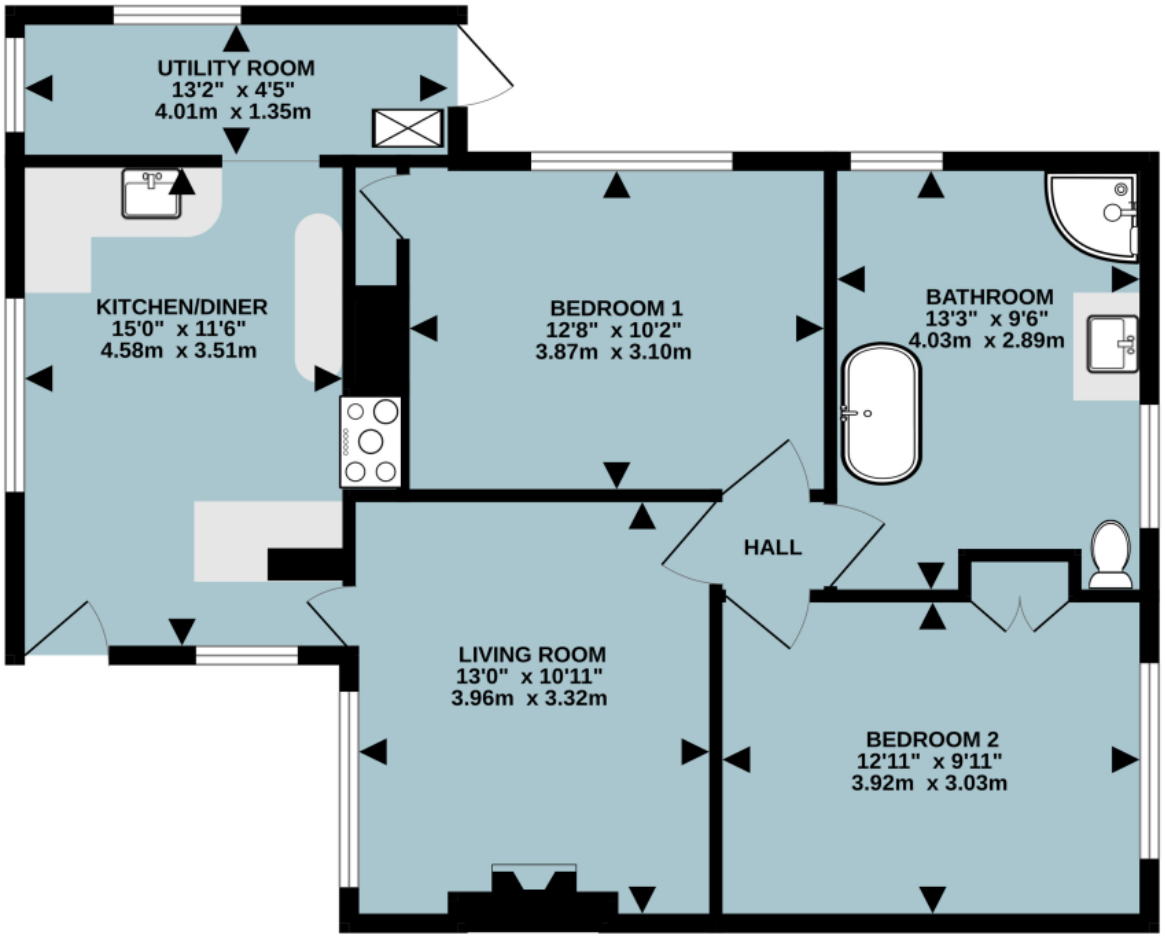
Combe Martin Beach - 13.5 miles
Ilfracombe Harbour - 19 miles
Woolacombe - 21 miles
Putsborough - 23.6 miles
Croyde - 24 miles
Saunton - 25 miles

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
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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

Services & Utilities
The property is served by mains water, drainage, and electricity, with oil central heating and a log burner providing warmth and character.

Connectivity
According to Ofcom, ultrafast broadband is available, and coverage from multiple mobile networks is likely. For further information, please see the Ofcom website.

Windows & Heating
Upvc double-glazed windows throughout.

Council Tax & EPC
North Devon Council – Band C (2026/27: approx. £2,420.02 per annum).

EPC Rating E

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, proceed up Church Hill and continue onto Lee Road, heading through Lynton in the direction of the **Valley of Rocks**. Pass **Lyn Valley Garage**, then take the next left into **Belle Vue Avenue**. The property can be identified by a *For Sale* board on the left-hand side.

DIGITAL MEDIA LINKS - CLICK
What 3 Words Location -
///pinging.await.economics

VIRTUAL TOUR

Property Reference #RSMA0597

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