
EXMOOR
PROPERTY

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4 ABBEY COURT

LYNTON - EXMOOR


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LYNTON - NORTH DEVON

EX35 6AJ

ABOUT THE PROPERTY

Abbey Court is a small development of mews style houses set within a characterful stone building beneath a slate roof.

A 3/4 bedroom home arranged over three floors and offers versatile accommodation including entrance hall, cloakroom/WC, kitchen with built in appliances, flexible dining/study/bedroom 4, and a first-floor living room with balcony. There are three further bedrooms and a family bathroom.

Externally, the property benefits from a courtyard garden and allocated parking. Additional features include double glazing, central heating and carpets throughout.

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

The property is offered with no onward chain.





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

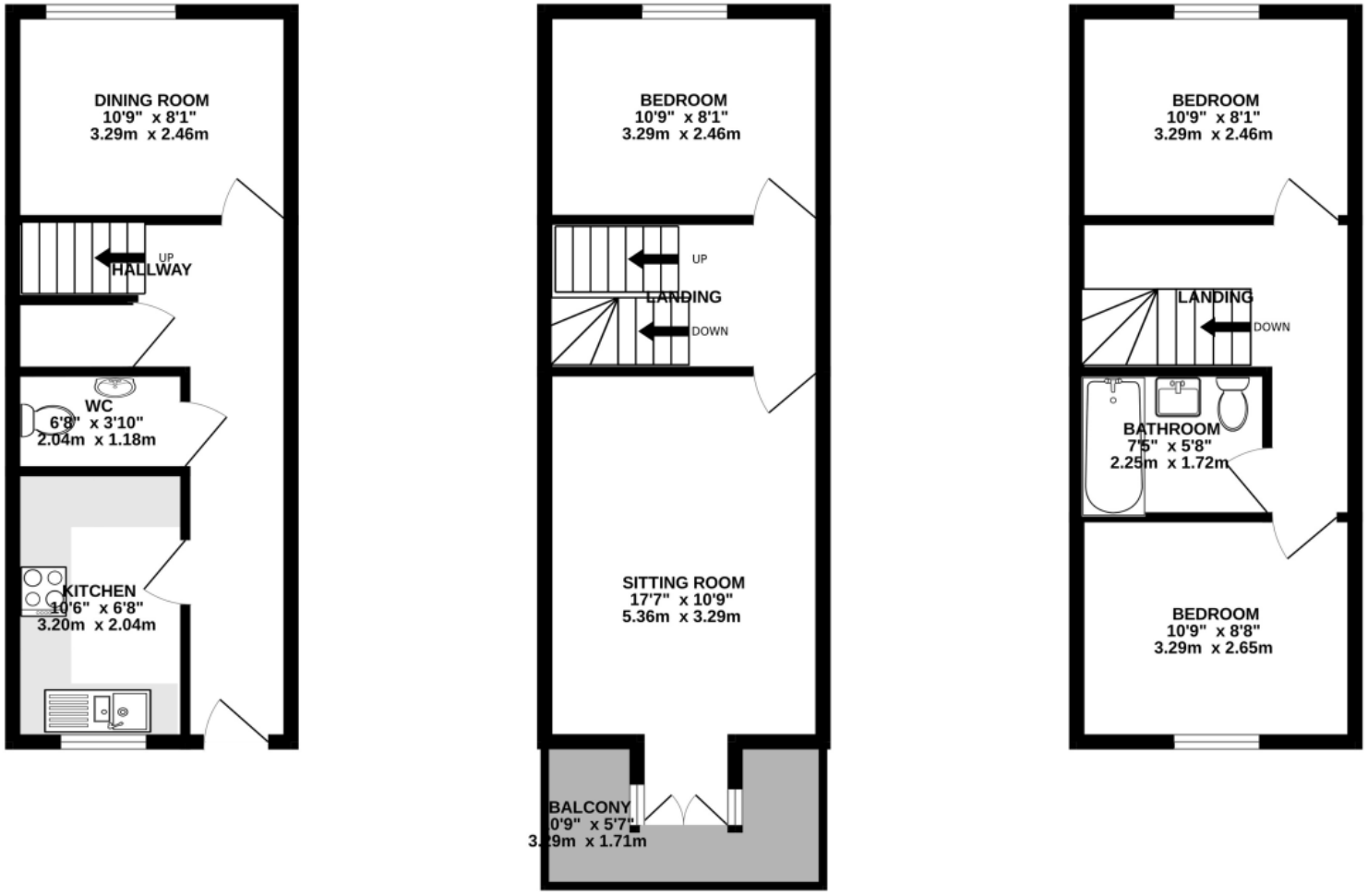
Junction 27 (M5) via A361 - 45.5 miles
Via Dulverton - 41.6 miles

Exeter Airport - 62 miles
Bristol Airport - 97 miles

GROUND FLOOR
305 sq.ft. (28.4 sq.m.) approx.

1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.

2ND FLOOR
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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 electric boiler and central heating.

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 – D

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 by car up Church Hill and continue onto Lee Road, passing through Lynton in the direction of the **Valley of Rocks**. Turn left opposite the Town Hall into Cross Street. At the end of Cross Street, turn left onto Lydiate Lane. Continue for approximately 40 metres and take the left turn signposted **Abbey Court**. The private parking space for the property is marked with the number 4, and the property also has a *For Sale* board.

Parking is available on-street or in the nearby public car park. Resident parking permits for 2025/26 are £115 per annum, and it may also be possible to park on-street during the low season. For further details, please refer to the North Devon Council website.

DIGITAL MEDIA LINKS - CLICK
What 3 Words Location -
///nerves.earl.relate

VIRTUAL TOUR

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