
EXMOOR
PROPERTY

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25 CASTLE HEIGHTS

LYNTON - EXMOOR







5 CASTLE HEIGHTS

LYNTON - NORTH DEVON

EX35 6JD

ABOUT THE PROPERTY

Castle Heights is a highly regarded development built in 2002 on the site of the former Royal Castle Hotel, a grand country house.

This third-floor apartment is accessed via a communal entrance with stairs and lift (with voice announcement system). The well-presented accommodation comprises a hallway, two bedrooms, bathroom, and a bright sitting room with Juliet balcony enjoying stunning coastal views. The kitchen is fitted with integrated SMEG appliances and offers space for dining.

Residents benefit from beautifully maintained communal gardens with lawns, planted borders, pergolas, and a summerhouse, all enjoying far-reaching views across Lynmouth Bay and the Bristol Channel towards Wales. The property also includes allocated parking and additional visitor spaces.

For layout and approximate room measurements, please see the enclosed floor plan or 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 the Rocks - 1 miles
Porlock - 12 miles
Minehead - 17.5 miles
South Molton - 22 miles
Barnstaple - 19 miles

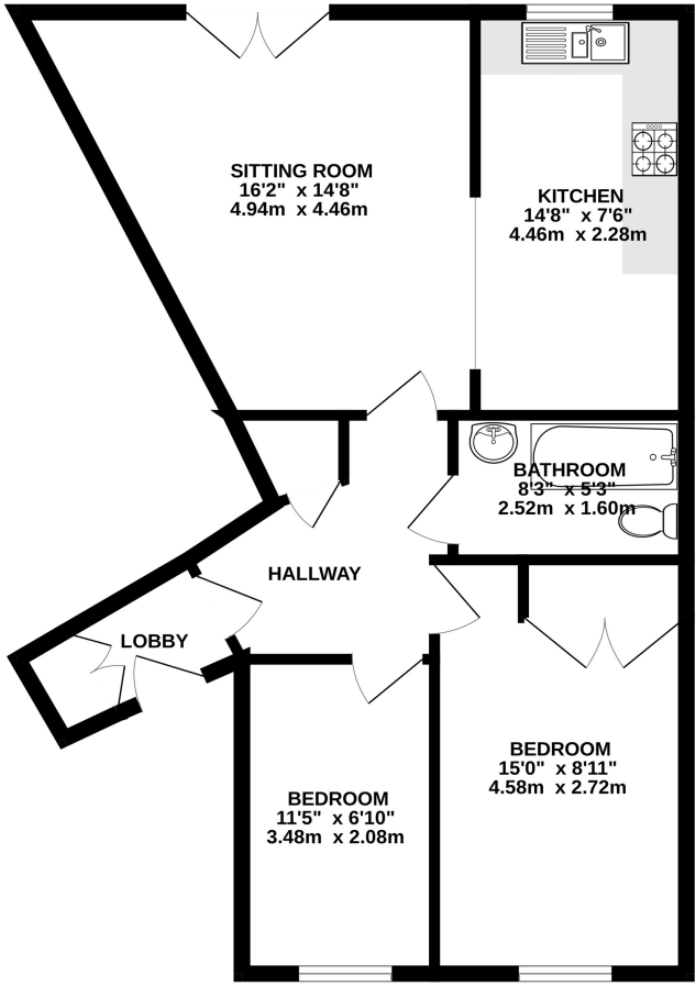
Combe Martin Beach - 13.5 miles
Ilfracombe Harbour - 19 miles
Woolacombe - 21 miles
Putsborough - 23.6 miles
Croyde - 24 miles
Saunton - 25 miles

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

THIRD FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 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

The property is served by mains water, drainage and electricity. Electric central heating, 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 B
(2026/27 Approx. £2,117.52 per annum)

EPC - C Rating

TENURE
Leasehold originally 999 years , commenced January 2002 (approx. 975 years remaining). 1/33rd share of the company set up to own the freehold.

The annual service charge (including building insurance) over recent years has typically been in region of £2000 - £2500. All exterior maintenance, upkeep of the grounds and common parts, are covered by an annual service charge.

While holiday rentals are prohibited, assured shorthold tenancy is allowed.

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

Turn right as you leave our office and continue down Church Hill. Castle Heights is on the left and accessible via the pillared entryway.

The property benefits from an allocated parking space and visitor spaces.

DIGITAL MEDIA LINK- CLICK

VIRTUAL TOUR

What3words: ///stunt.boater.footsteps

Property Reference #RSE0605

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