
EXMOOR
PROPERTY

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GREEN TILES

BRENDON - EXMOOR







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ROCKFORD, BRENDON - NORTH DEVON

EX35 6PT

ABOUT THE PROPERTY

Surrounded by the natural beauty of Exmoor, this charming and well-maintained detached character property is situated in the timeless and tranquil Brendon Valley.

Detached 1950s character bungalow, extensively renovated in recent years and successfully run as a holiday let. Set within secluded gardens of approx. 0.6 acres with views over the East Lyn River.

Bright and versatile accommodation includes a triple-aspect vaulted living space with terrace access, open-plan kitchen with Siemens appliances, dining area with log burner and underfloor heating, mezzanine bedroom, two further bedrooms and two bath/shower rooms.

The grounds are beautifully landscaped with multiple seating areas, lawned gardens, hot tub patio, swimming pool area, outbuildings and ample parking. Planning permission previously granted for a double garage (now lapsed).

The property is available with the majority of contents included for **£515,000**. Further details regarding the holiday letting arrangements are available from the sole agents.

For layout and approximate room measurement, please see the enclosed floor plan and link to Virtual Tour.




No smoking or vaping on these premises
DISH SOAP

THE AREA

The property is situated in the hamlet of Rockford, within the heart of the picturesque Brendon Valley on Exmoor. Surrounded by stunning countryside and river scenery, the area offers a peaceful and highly desirable rural lifestyle, ideal for walking, wildlife and outdoor pursuits.

Rockford itself benefits from a popular traditional country pub serving home-cooked food, while nearby Brendon and the wider Exmoor National Park provide a range of charming villages, scenic walks and unspoilt natural beauty. Despite its tranquil setting, the area remains accessible to the North Devon coastline and local amenities.

Lynton is approximately 5 miles away and offers local amenities, including a good selection of restaurants, bars, cafés, gym, hairdressers, 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. worth the journey.





Lynmouth - 4.3 miles
Lynton - 5 miles
Barbrook - 4.7 miles
Valley of the Rocks - 6 miles
Porlock - 9.7 miles
Minehead - 15.3 miles
South Molton - 18.3 miles
Barnstaple - 22.5 miles

Combe Martin Beach - 16.2 miles
Ilfracombe Harbour - 22 miles
Woolacombe - 23.6 miles
Putsborough - 27 miles
Croyde - 26.7 miles
Saunton - 27.6 miles

Barnstaple Train station - 23 miles
Tiverton Parkway - 43 miles

Junction 27 (M5) via A361 - 42 miles
Via Dulverton - 43.4 miles

Exeter Airport - 58.2 miles
Bristol Airport - 88.4 miles




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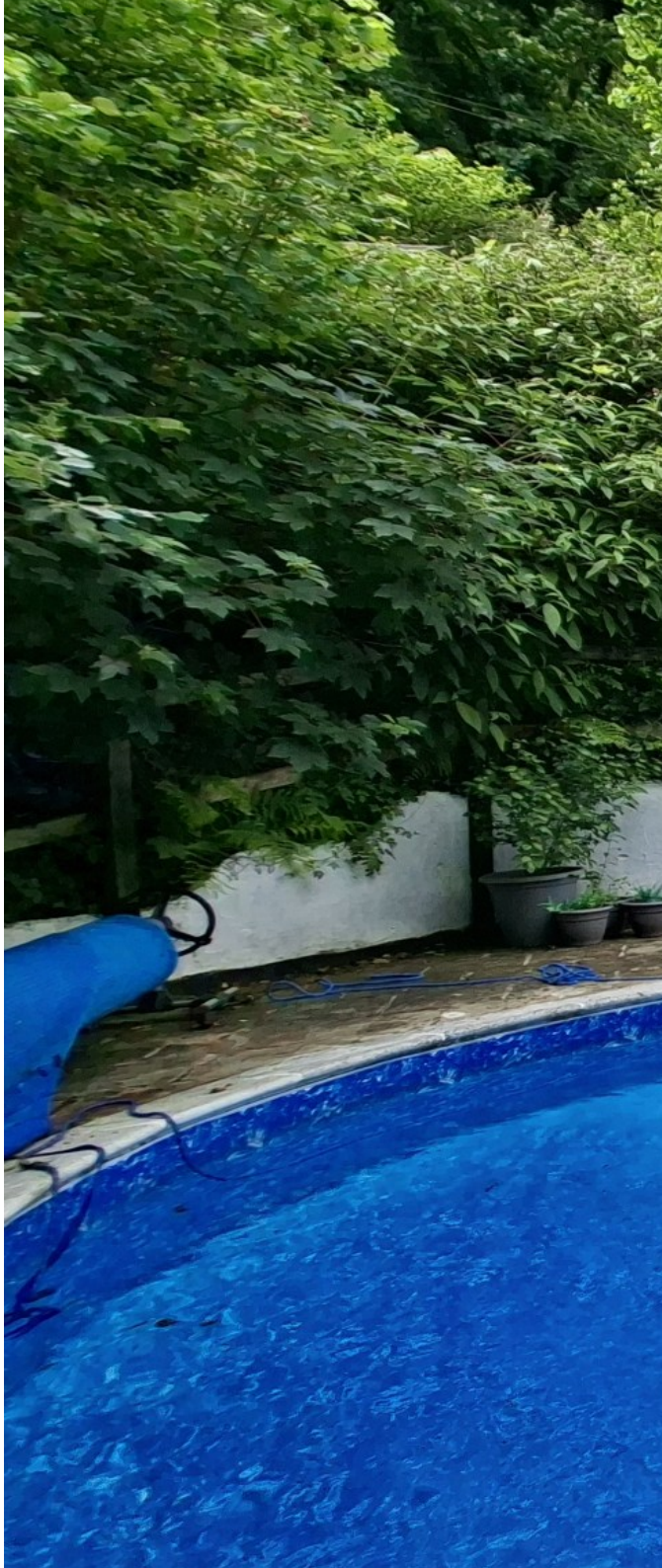














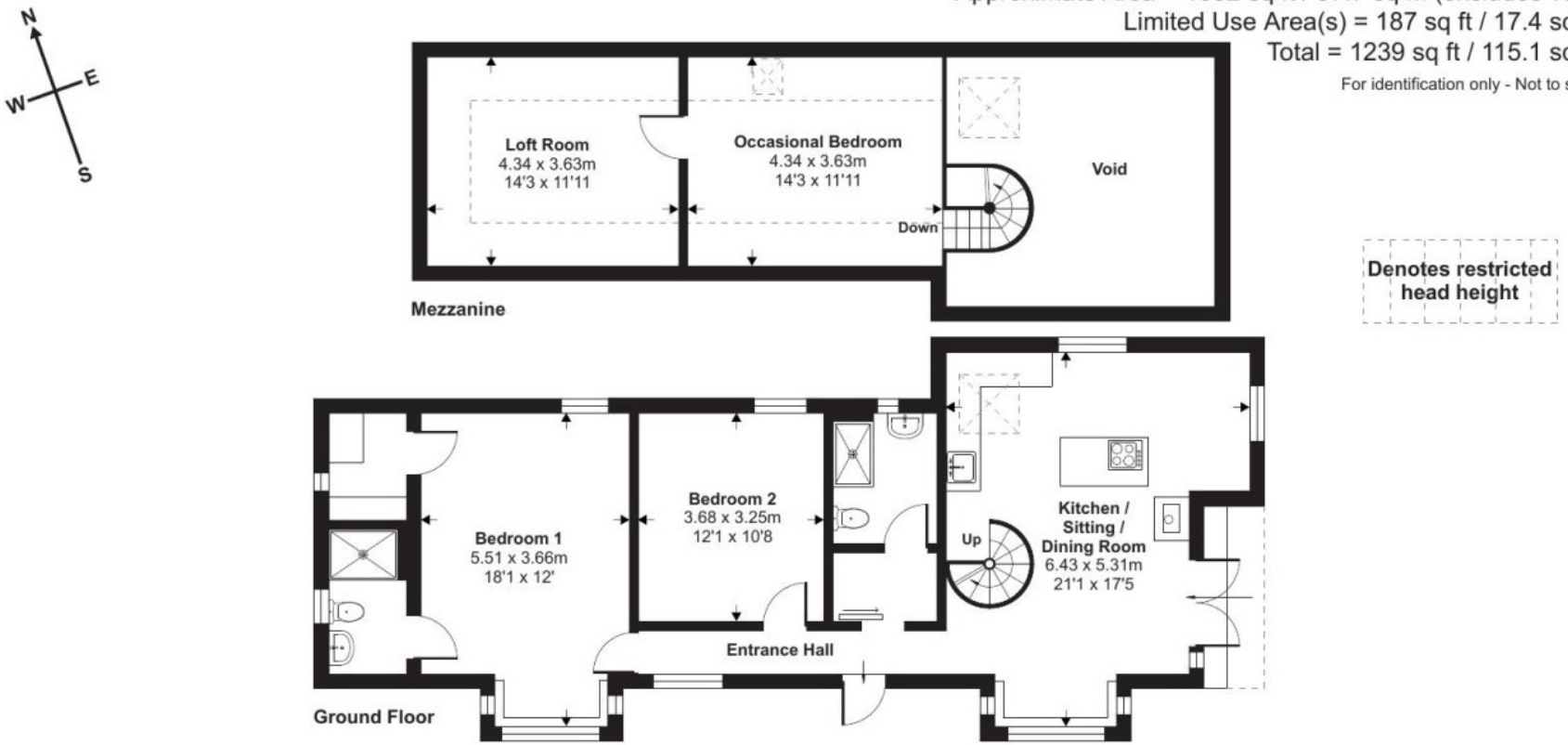








Approximate Area = 1052 sq ft / 97.7 sq m (excludes void)
Limited Use Area(s) = 187 sq ft / 17.4 sq m
Total = 1239 sq ft / 115.1 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
Produced for Stags. REF: 1169202



SERVICES & OUTGOINGS

Home heating is provided by an air source heat pump installed in August 2020, with underfloor heating throughout. The swimming pool heating system was upgraded in April 2022 to an air source heat pump. Services include mains electricity and water, with private drainage.

The current owners use Starlink for broadband; however, Ofcom indicates that standard broadband may be available at the property. Mobile signal coverage is limited and is reported as unlikely.

Local Authority: North Devon Council. The property currently benefits from Small Business Rate Relief, resulting in £0.00 business rates payable per annum.

EPC - C Rating

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 in Lynton, proceed down into Lynmouth and continue up Countisbury Hill (A39), passing the Blue Ball Inn at the top of the hill. Stay on this road for approximately one mile, then take the right-hand turn signposted **Brendon**. Proceed down the hill into the village, cross the small bridge, and turn right at the junction. Continue for approximately one mile, passing the Rockford Inn on your left. Carry on up the hill and the property will be found on the right-hand side.

DIGITAL MEDIA LINKS - CLICK

What 3 Words Location - ///poems.basically.hears

VIRTUAL TOUR

Property Reference #RSE0611

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