
EXMOOR
PROPERTY

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CLIFFTOP POINT

LYNMOUTH





18 TORS PARK

LYNMOUTH

EX35 6BN

ABOUT THE PROPERTY

A beautifully appointed two-bedroom apartment with a private balcony, forming part of the prestigious Tors Park development on Countisbury Hill, Lynmouth. Occupying an elevated position, the apartment enjoys breathtaking views across the East Lyn River, the Bristol Channel and the surrounding Exmoor landscape, whilst benefiting from direct access to Exmoor National Park and the South West Coast Path.

Set within the heart of this exclusive coastal community, Clifftop Point combines contemporary luxury with exceptional versatility, making it equally suited as a permanent residence, an elegant holiday home or a high-quality investment with excellent holiday letting potential.

Originally a distinguished baronial residence overlooking Lynmouth Harbour, the building has been sympathetically transformed into an exclusive collection of 36 individually designed homes. The apartment embodies the development's refined design philosophy, with light-filled interiors, high-quality finishes and thoughtfully designed living spaces that maximise the spectacular coastal setting.

Residents enjoy access to an exceptional collection of lifestyle amenities, including a sauna, cold plunge bath, heated yoga deck with panoramic sea views, outdoor dining terrace and optional wellness treatments. Further benefits include EV charging facilities, a concierge service and the option of a fully managed holiday letting service, offering complete flexibility and peace of mind.

Tors Park presents a rare opportunity to embrace luxury coastal living in one of North Devon's most breathtaking locations—a place where striking scenery, refined design and an exceptional lifestyle come together.

For layout and approximate room measurements please see the enclosed Floorplan and refer to the VIRTUAL TOUR.









THE AREA

Lynmouth & Lynton

Lynmouth is a picturesque coastal village nestled where the East and West Lyn Rivers meet the Bristol Channel, renowned for its scenic harbour, dramatic coastline and breathtaking surroundings within Exmoor National Park. The village is famously linked to its twin town of Lynton by the historic water-powered Cliff Railway, offering a unique connection between the coast and the clifftop.

Just above, Lynton provides an excellent range of everyday amenities, including independent shops, cafés, restaurants, traditional pubs, a gym, hairdressers, small supermarkets, a library, primary school, places of worship and a regular bus service. Together, Lynton and Lynmouth offer an enviable coastal lifestyle, combining natural beauty, community spirit and excellent local facilities.

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 35 minutes). The world-renowned surfing beaches at Woolacombe, Putsborough, Saunton (also with Championship golf course) and Croyde are also about 40 minutes by car.

The North Devon link road (A361) is about a 30-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.





Lynton - **0.6 miles**
Porlock - **12 miles**
Minehead - **17 miles**
South Molton - **22 miles**
Barnstaple - **20 miles**

Lynton Primary - **0.4 miles**
Ilfracombe Academy - **18.3 miles**
West Buckland - **16.4 miles**
Petroc College - **21 miles**

Combe Martin Beach - **13.5 miles**
Ilfracombe Harbour - **19.5 miles**
Woolacombe - **21 miles**
Putsborough - **24 miles**
Croyde - **24 miles**
Saunton Sands - **25 miles**

Barnstaple Bus Station - **19.2 miles**
Barnstaple Train Station - **20 miles**
Tiverton Parkway Station - **38.8 miles**

Junction 27 (M5) via A361 - **45.5 miles** Via Dulverton - **44 miles**

Exeter Airport - **62 miles**
Bristol Airport - **97 miles**





























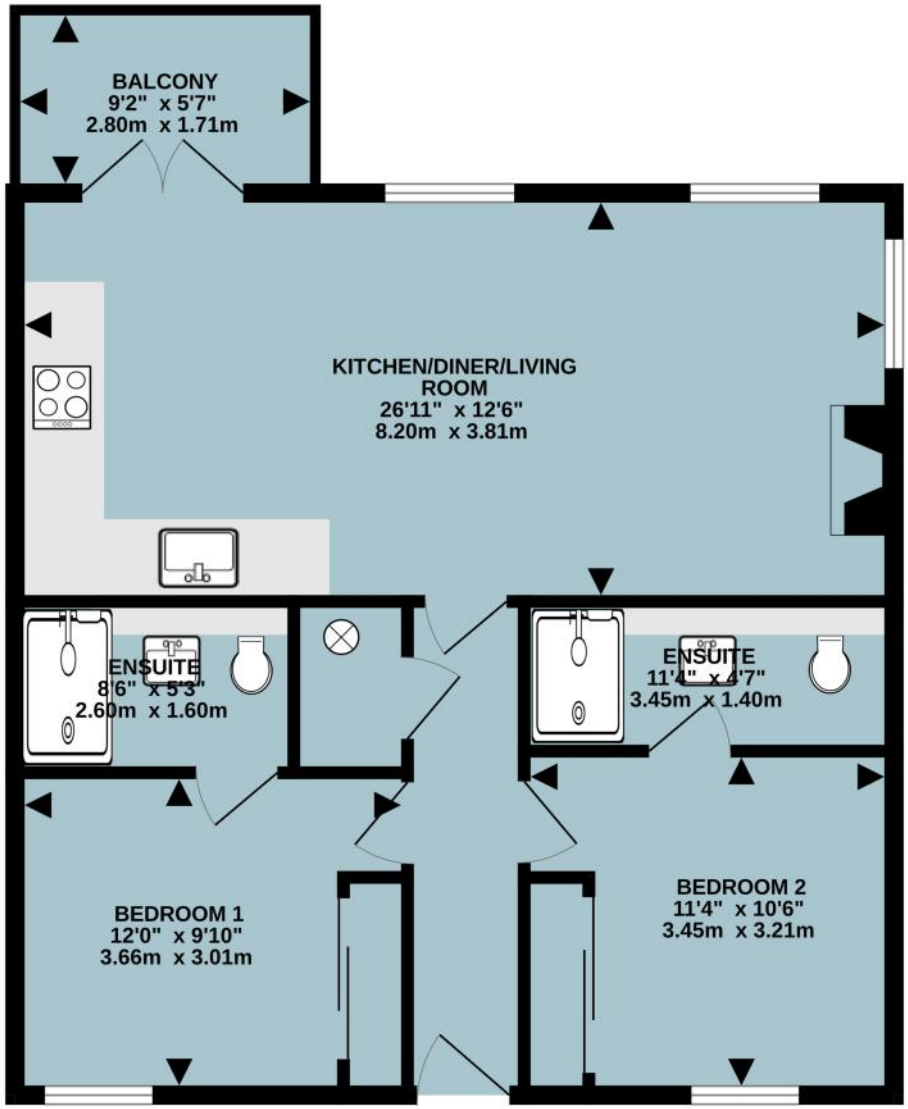








GROUND FLOOR
736 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.3 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

Mains electricity, water drainage, are connected. Independent central heating System boiler with storage cylinder Compact radiators with control via smartphone The property benefits from a wood burning stove.

BT Open Reach highspeed fibreoptic - expected connection speeds in excess of 200mbps Shared satellite connection - SkyTV (own subscription required), coverage available for multiple mobile networks (please refer to the Ofcom website for further details).

Local Authority: North Devon Council

Council Tax Band C (2026/27): approximately £2,420.02 per annum.

EPC - B

Tenure: Leasehold. The property is held on the remainder of a 130-year lease, which commenced in June 2021.

Service Charge: £3,196.93 per annum, payable in two half-yearly instalments.

NB. Please note that some of the scenic photographs have not been taken from the property.

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, head down Church Hill and turn left onto Lynmouth Hill at the bottom. Continue along this road as it becomes Countisbury Hill. Pass the first entrance to Tors Park on the right and continue for a further 100 metres. Turn right into the upper car park, then keep to the right to access the private parking area, where allocated spaces and visitor parking are available.

What 3 Words Location - ///analogy.blotting.dusts

DIGITAL MEDIA LINKS

VIRTUAL TOUR

Property Reference #RSE0579

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