

EXMOOR
PROPERTY

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MARBYL COTT

LYNTON - EXMOOR



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LYNTON - NORTH DEVON

EX35 6EW

ABOUT THE PROPERTY

Marbyl Cottage is an attached stone-built property offering spacious and versatile accommodation with excellent potential to create a substantial family home, a self-contained annexe, or even two separate dwellings, subject to the necessary planning consents.

Offered for sale with **no onward chain**, the property presents an exciting opportunity for buyers looking to modernise and add value.

The accommodation briefly comprises an entrance lobby with stairs to the first floor, a ground floor cloakroom/utility with potential to create a shower room, an impressive **27'4" kitchen/dining room**, and a spacious **22'7" sitting room**. There is also internal access to the substantial workshop and garage, with stairs leading to a useful first-floor hobby room, home office or gym.

The first floor provides four bedrooms, a family bathroom and an en-suite shower room. A **balcony** provides an attractive outdoor seating area, while the flexible layout offers excellent potential for family living or multi-generational occupation.

Outside, the property enjoys an enclosed courtyard-style garden together with a private parking area. The generous garage and workshop are particularly rare features for this part of the village and offer excellent storage, workspace or future conversion potential (subject to the necessary consents).

Although the property would benefit from modernisation, it offers tremendous scope to create a truly individual home in a highly desirable location. The main section of the roof has been recently replaced, providing an excellent starting point for any future improvements. For layout and approximate room measurement, please see the enclosed floor plan. 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 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




PHILIPS
Dualit





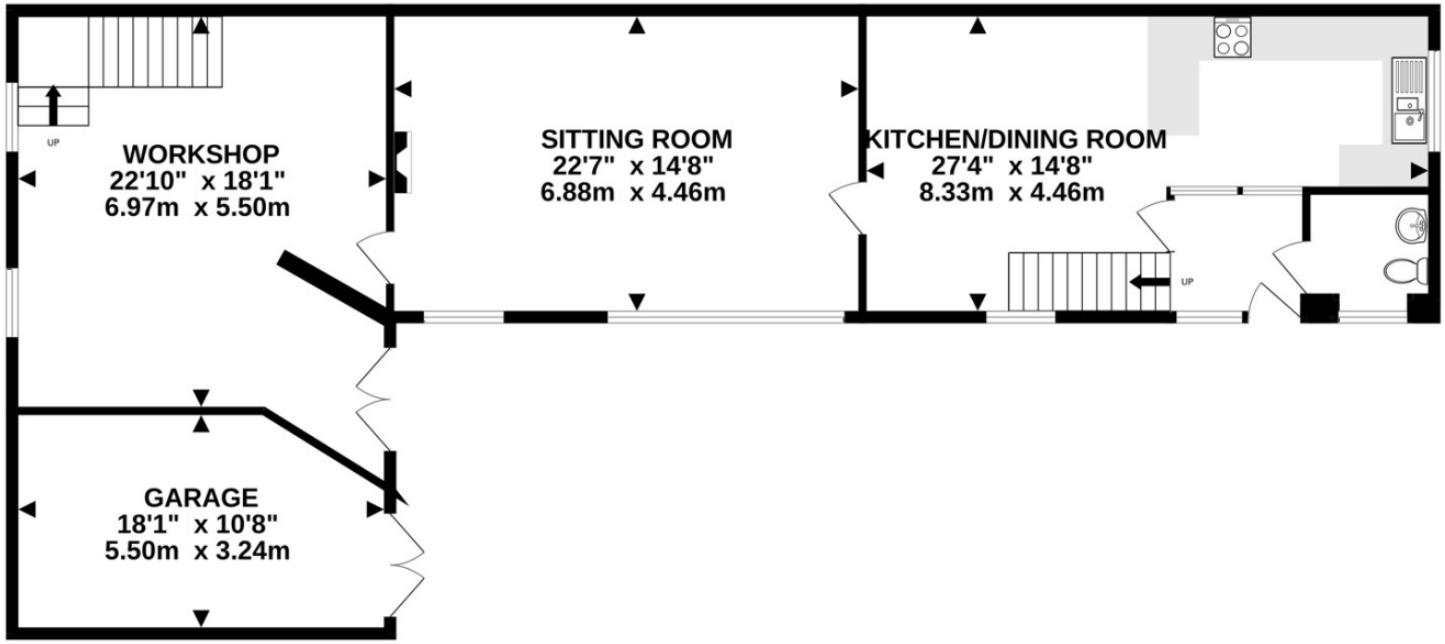

YAM
Delight
Extra Low




Australia
Kangaroos


Mum
Carex
PERNOD

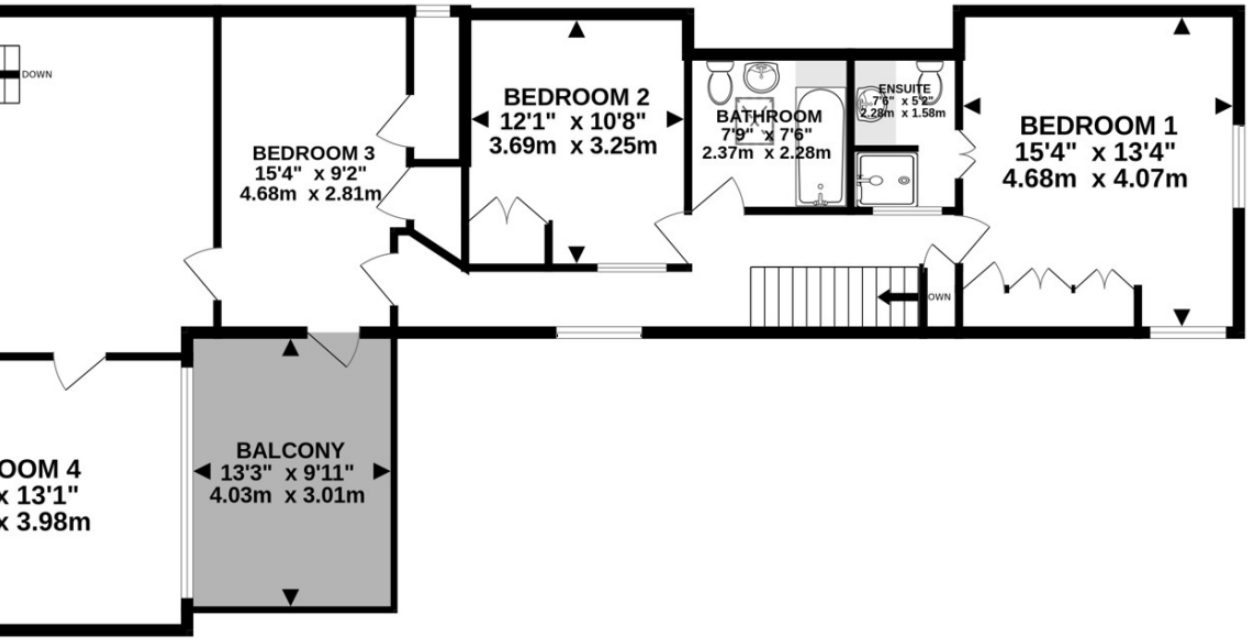
GROUND FLOOR
1258 sq.ft. (116.9 sq.m.) approx.



TOTAL FLOOR AREA : 2496 sq.ft. (231.9 sq.m.) appr

Whilst every attempt has been made to ensure the accuracy of the floorplan contained
of doors, windows, rooms and any other items are approximate and no responsibility i
omission or mis-statement. This plan is for illustrative purposes only and should be u
prospective purchaser. The services, systems and appliances shown have not been tes
as to their operability or efficiency can be given.
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1ST FLOOR
1238 sq.ft. (115.0 sq.m.) approx.





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here, measurements
s taken for any error,
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SERVICES & OUTGOINGS

Services & Heating
Oil fired central heating, mains electricity, water and drainage. Log burner.

Windows

uPVC double glazing.

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

Council Tax & EPC

North Devon Council – Band D (2026/27: approx. £2,722.53 per annum)

EPC Rating – D

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 onto Lee Road, passing through Lynton in the direction of the Valley of Rocks. Just before Lyn Valley Garage, turn right into Bakers Court, where the property will be found on the left-hand side, clearly identified by a *For Sale* board.

Parking:
The property benefits from a private gated driveway. Additional on-street parking is available on a first-come, first-served basis, with further public parking available in the nearby car parks. Residents' parking permits for 2025/26 are currently **£115.00 per annum**. For further information on residents' parking permits and eligibility, please refer to the North Devon Council website.

DIGITAL MEDIA LINKS - CLICK

What 3 Words Location - ///hiking.baguette.draw

VIRTUAL TOUR

Property Reference #RSE0530

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