



Castle Garden







# Castle Garden Castle Hill

Lynton, Devon, EX35 6JA

Close to the centre of Lynton & within easy access of the Valley of Rocks as well as Lynmouth beach.

A superb contemporary residence within a walled garden enjoying a unique position, commanding Channel views to Wales, yet across the road from local amenities & the South West Coast Path.

- Porch, Hall, Cloakroom
- Excellent Kitchen & Orangery Dining Area
- 3 Bedrooms [1 with balcony], 2 Bathrooms
- Ample Parking, Well tended gardens.
- Council Tax Band E
- Sitting Room incorporating Sun Lounge
- Office, Study/Bedroom 4, Utility Room
- Integral Double Garage with potential
- Internal Inspection Essential.
- Freehold

Offers In Excess Of £880,000

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SITUATION & AMENITIES

In terms of location the property enjoys the best of all worlds, being surrounded by its own fairly secluded gardens, on high ground with outstanding sea views across to Wales. As well as across the village scene and into the Lyn valley and towards Countisbury Hill. The town centre offering good range of local amenities, including two small supermarkets, pharmacy and medical centre, is literally across the road. The South West Coast Path is nearby. The Valley of Rocks and Lynmouth beach are within a healthy walking distance. Alternatively, Lynmouth can be accessed via the cliff railway nearby. North Devon's regional centre at Barnstaple, Minehead across the Somerset border, and North Devon's famous surfing beaches are all less than an hour by car. The North Devon Link Road can be reached in around 45 minutes and leads on, in a further half an hour or so, to Junction 27 of the M5 motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over two hours. The nearest international airports are at Bristol and Exeter. The area is well served by excellent state and private schools including the renowned West Buckland School and Blundells in Tiverton.

DESCRIPTION

As the name of the property suggests, Castle Garden was built in the garden of the former Castle Hotel, next door, now a development of quality apartments. The original house was constructed in 1984 but was generally remodelled, refined, modified and updated by the current owners in 2014. Works included new roof, plumbing, wiring, bathrooms, kitchen, installation of the solar panels and underfloor heating etc. The house now presents elevations of self coloured render, with some cement fibre board cladding to the gable ends with wooden framed double-glazed doors and windows beneath a slate roof and at the garage end is built into a partly castellated stone wall which mainly bounds the garden. Internally the property exudes quality and style and is bright, spacious, versatile and well presented. There is an integral double garage/workshop which offers scope to convert to additional accommodation/annexe/Air B&B/studio etc (subject to planning permission), as well as ample parking and the well-maintained garden, which incorporates a raised terrace, ideal for Alfresco dining and to enjoy the wonderful sea views, sunrises and sunsets. Other notable aspects include a curved theme which runs through the ground floor in particular, from the curved bookcase within the entrance hall linking to the painted wooden panelled curved staircase. There is a cylindrical slate surround multi fuel burner within the main reception room, open archways from the sitting room into the sun lounge, similar open archway from the kitchen into the orangery dining room. There are some really unusual windows throughout which allow light to flood in, these are particularly relevant in the orangery dining area and the sun lounge. Within the sitting room there are two oriel windows, one with window seat and the other housing glazed doors leading directly onto the garden. Within the master bedroom French doors open onto a balcony with stone base and the best sea view from the house is actually from the family bathroom, where there is a large picture window. Eco friendly credentials include; heating partly by solar and partly air source heat pump. The property is considered suitable as principal residence, second home, holiday let or a combination of these uses. All in all, this is a special property in a unique position which is often sought, but seldom found. Accordingly, the agents are anticipating keen interest and advise an early inspection.

SPECIAL NOTE: In March 2024 the owners of the adjoining property, known as Tarr Cottage obtained planning permission for construction of a detached building within their grounds, incorporating storage on the lower level and ancillary accommodation above.

GROUND FLOOR

PORCH/ENTRANCE LOGGIA with Herringbone brick work base, a good spot to position a seat to enjoy views of the front drive area and village scene. Double half glazed and hard wood framed doors to ENTRANCE PORCH slate tiled floor, half multipaned glazed door to ENTRANCE HALL with oak flooring, semi circular book case to one wall, painted wood panelled curving staircase rising to first floor galleried landing (described later), cupboard under stairs, plant cupboard for underfloor heating. CLOAKROOM low level WC, wash hand basin, slate flooring. STUDY/BEDROOM 4 oak flooring, glazed wall to front with stained glass feature panels. SITTING ROOM a spacious triple aspect room with striking glazed SUN LOUNGE to one end, the glazing incorporates a door leading into the garden. Further pair of single glazed doors from the sitting area to the garden. Oriel window with window to seat, slate enclosed cylindrical wood burner on semi circular slate hearth, oak flooring. KITCHEN/DINING ROOM units in a grey gloss theme incorporating extensive base and wall cupboards and slate work surfaces, matching central island with storage beneath, a Fisher and Paykel two drawer dishwasher, there is a stainless steel sink, Siemens induction hob with Falmec circular suspended overhead extractor fan, pastel green glass splashback, bank of appliances to one wall incorporating Siemens twin ovens and Siemens coffee maker, fitted oak bench, the two wall cupboards can be illuminated, slate flooring, open archway to ORANGERY DINING AREA with part glazed ceiling allowing light to flood in, double and single glazed doors to front courtyard garden. INNER HALL space for upright fridge/freezer, pantry cupboard, half glazed oak door to UTILITY ROOM with plumbing for washing machine, cupboards and drawers, shelving. LOBBY from sitting room and steps to OFFICE AREA with oak flooring, door leading to garage (described later).





### FIRST FLOOR

GALLERIED LANDING inner landing with linen cupboard, leading to MASTER BEDROOM where there is an upper SITTING AREA and steps down to the bedroom 'zone' which is triple aspect. A pair of glazed doors lead to a BALCONY with glass and stainless steel surround, double wardrobe and two single wardrobes. EN-SUITE WET ROOM with drench shower, wash hand basin, vanity cupboards, illuminated wall mirror, low level WC, Aqua board walls. BEDROOM 2 oak floor. BEDROOM 3 built in wardrobes to one wall, oak floor. FAMILY SHOWER ROOM with shower cubicle, aqua-board surround, pedestal wash basin, illuminated wall mirror above, low level WC, fine sea views, cobbled slate flooring. INTEGRAL DOUBLE GARAGE folding concertina wooden doors with windows, power and light connected, the apparatus for the solar panels, water tank and door to garden.

### OUTSIDE

To the front, the property is approached through a pair of painted steel gates which incorporate a pedestrian gate and over a brick paved driveway, which provides ample parking and turning space. This is wall enclosed and there are well stocked borders, including some specimen shrubs and trees. There is access to the left of the house via a brick pathway, edged by stone walling, topped by flower beds, adjacent is an area of lawn with gravelled path and raised border. Specimen shrubs along the wall include Azalea, Fig and Apricot. At the far end is a raised GALLERIED TERRACE, as previously mentioned, to enjoy the wonderful sea view. The garden continues with further areas of lawn, stone pathway, ornamental pond, further borders, herringbone brick terrace and steps down to a gravelled terrace with views over the village. The garden is well tended and designed with ease of maintenance in mind.

### SERVICES

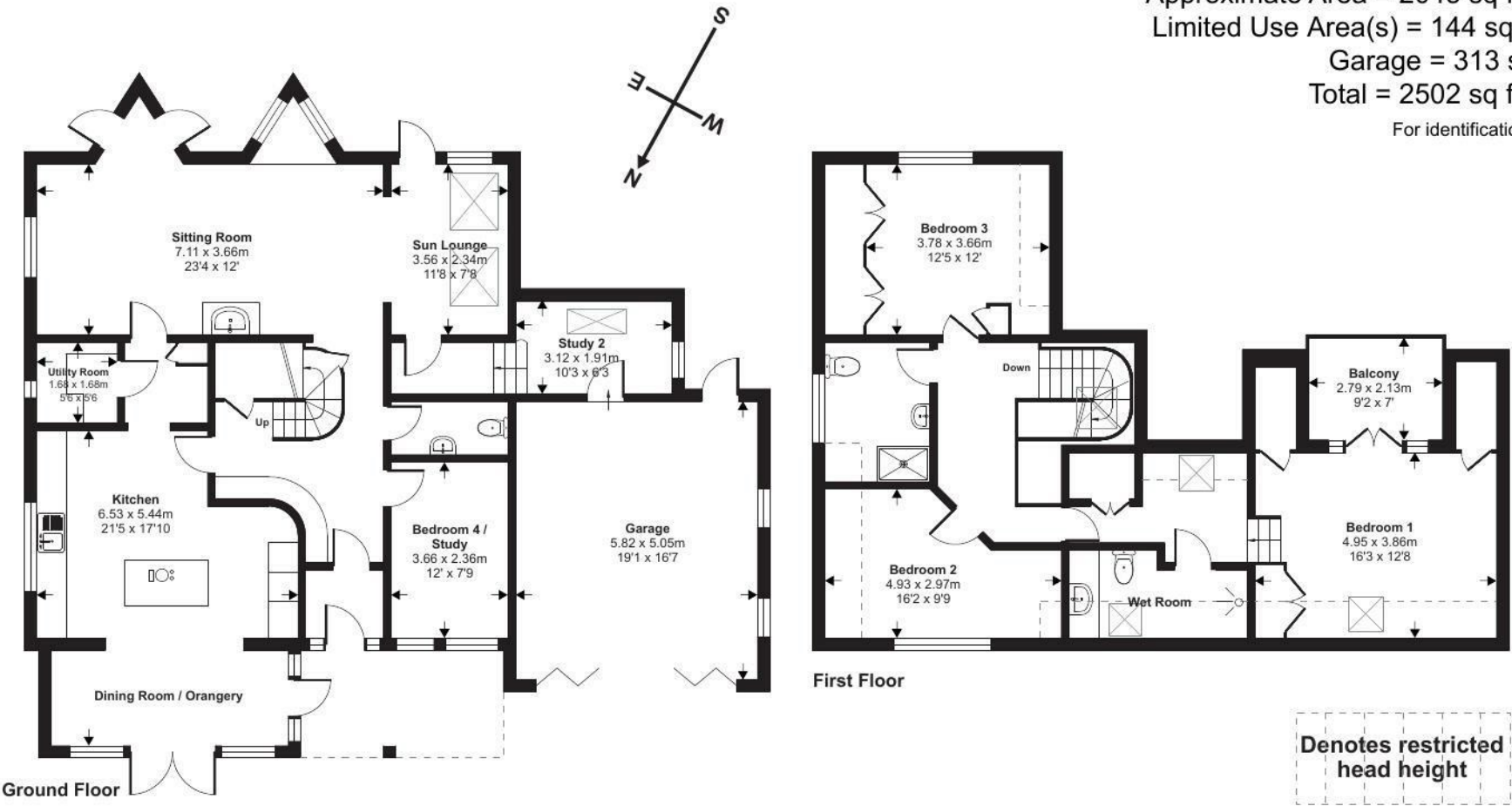
The property benefits from mains drainage, electricity and water. Heating is partly solar and part air source heat pump. The solar panels have been cleverly incorporated within the roof slopes of the property. According to Ofcom Superfast broadband is available at the property and mobile signal is likely from a range of providers. For further information please see the Ofcom website: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

### DIRECTIONS

From Blackmoor Gate, take the A39 to Lynton and Lynmouth. At Barbrook, opposite the garage, bear left signed Lynton and Lynmouth and after around 1 mile bear left signed Lynton. Climb the hill and descend again into Lynton village. Follow the one way system and at the T-junction with Lee Road, bear right towards the village centre, pass the shops on either side of the road and as you descend the hill, shortly after the church, the entrance to Castle Gardens will be found on the left hand side, shortly before the public carpark below on the right.

WHAT3WORDS///exist.elects.bagpipes

Approximate Area = 2045 sq ft / 189.9 sq m  
Limited Use Area(s) = 144 sq ft / 13.3 sq m  
Garage = 313 sq ft / 29 sq m  
Total = 2502 sq ft / 232.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1111700



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



