



Seawood House





# Seawood House

North Walk, Lynton, Devon, EX35 6HJ

Within walking distance of the South West Coast Path, Lynton centre and Lynmouth Beach.

An elegant Grade II Listed detached period property suitable for residential or commercial use, enjoying fantastic frontline sea & beach views as far as the Welsh coastline.

- Hall, Cloakroom, Kitchen
- 8 Main Bedroom Suites
- Suitable for owners/letting
- 3 Bedrooms, Bathroom
- Freehold.
- 3 Fine Reception Rooms
- Self contained apartment
- Hall, Living Room/Kitchen
- Extensive terrace & hillside gardens
- Business rates/Council Tax

## Offers In Excess Of £1,300,000

### SITUATION AND AMENITIES

Idyllically positioned on North Devon's breath-taking coastline 500 feet above sea level with glorious panoramic sea views over the Bristol Channel towards the Welsh coastline and also down to Lynmouth Beach. If this is not enough the property lies literally adjacent to the South West Coast Path and Lynton town centre is close by offering a very good selection of pubs, restaurants, shops and tea rooms as does its twin village of Lynmouth, not only accessed by road but also the famed water powered Victorian funicular Cliff Railway, which runs adjacent to the boundary in season. These villages are surrounded by Exmoor National Park and offer some of North Devon's most spectacular coastline with its high rugged cliffs and almost 270 square miles of magnificent and protected landscapes spanning Devon and Somerset. Within easy motoring distance, access can be gained to the glorious sandy surfing beaches of Woolacombe, Croyde Bay, Putsborough and Saunton, the latter also offering a championship golf course. The regional centre of Barnstaple is about 40 minutes by car and offers the area's main business, commercial, leisure and shopping venues as well as the North Devon District Hospital. The North Devon Link Road (A361) is also about a 40 minute drive and joins the M5 Motorway network at Tiverton (Junction 27) with Tiverton Parkway Railway Station offering 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 private schools at Tiverton, Taunton and West Buckland.

### DIRECTIONS

From the M5 at junction 27 follow the A361 for Tiverton and Barnstaple. At South Molton turn off at the roundabout on to the A399 to Lynton. Drive for 14 miles and at Blackmoor Gate turn right on to the A39. Continue along the A39 for 8 miles, take a left at Barbroom (opposite the Gulf service station) and continue for 1 mile. At the next junction continue straight ahead towards Lynton. North Walk is just past St Mary's church on the right. Continue for about 1/3 of a mile over the Cliff Railway Bridge and the drive entrance to the car park is a further 50 yards on the left. The entrance drive is initially shared with the adjoining property.

### SERVICES

Mains electricity, water and drainage, oil fired central heating.





## DESCRIPTION

A substantial detached character property which presents painted rendered elevations with mainly double glazed windows beneath a tiled roof. The property is understood to date originally from the Georgian Era with later extensions and is Grade II listed, as being of architectural and historical importance. Internally the very well appointed accommodation has been tastefully modernised to combine 21st century refinements with many original period features, enhanced by the luxurious furnishings the majority of which are available by separate negotiation if required. The accommodation is arranged over 4 storeys with the main core over 3 storeys and with a self-contained or intercommunicating apartment at garden level, ideal for use by owners/staff or potentially as a holiday let etc. The property is currently operated as a small Boutique hotel but is being sold on a 'bricks and mortar' basis. We understand that the original residential consent has never changed. This having been said, the property could suit continuing use as a commercial building as the core is business rated and the apartment rated for Council Tax.

## ACCOMMODATION

Stone steps lead to GRAND ENTRANCE HALL with original staircase at the base of which is a CLOAKROOM. The DRAWING ROOM is an elegant double aspect, bright room with high ceilings, feature fireplace and 3 fabulous sets of floor to ceiling glazed doors giving access to both the front and side terraces and offering glorious views out to sea and sunsets. The adjacent DINING ROOM once again offers incredible sea views through ceiling to floor French doors which open on on to the terrace, the room is bursting with character offering many period features including solid wood floors, original wooden shutters and Georgian fireplace. The SITTING ROOM/BAR also has stunning views out from the terrace, double aspect, wonderful high ceilings, fireplace and fitted bar. This room could potentially be converted to a new kitchen/breakfast room. The existing KITCHEN is positioned to the rear of the property with usual fittings and appliances.

## FIRST FLOOR

GALLERIED LANDING ornate arched stained glass window flooding the landing with light. There are 4 well appointed and good sized bedrooms all with quality en suite bathrooms and a huge amount of character with high ceilings and large windows taking in the fine views to the garden, sea and across Lynmouth beach. This floor also offers a separate WC and airing cupboard.

## SECOND FLOOR

The main bedroom to this floor also provides a separate SITTING/DRESSING ROOM there are 3 FURTHER ENSUITE BEDROOMS all with coastal views. There is a separate SHOWER ROOM AND SAUNA.

## GARDEN LEVEL

The garden level is accessed via a internal slate staircase or externally with it's own self-contained entrance. This offers flexible accommodation including KITCHEN/DINING ROOM/ SITTING ROOM and plenty of built in storage as well as a stone arch store, BATHROOM and 3 BEDROOMS.

## GARDENS AND GROUNDS

The setting of the property is truly magnificent. The gravelled drive opens up to provide a large parking area, the WRAP AROUND TERRACE spans the length of the house and to the side offers a wonderful place for Al-fresco entertaining with coastal views, also utilised as a tea garden in the past. There is also a hot tub positioned here & which is included in the sale. Steps lead down on to the popular North Walk, part of the South West Coastal Path, and leads on to The Valley of Rocks. The TERRACE borders the property with ornate metal railings with a range of well stocked beds and borders. The land extends up a winding pathway which leads up behind the house to an area which could be further improved to provide a charming level lawn with spectacular views, in all about 0.72 of an acre.







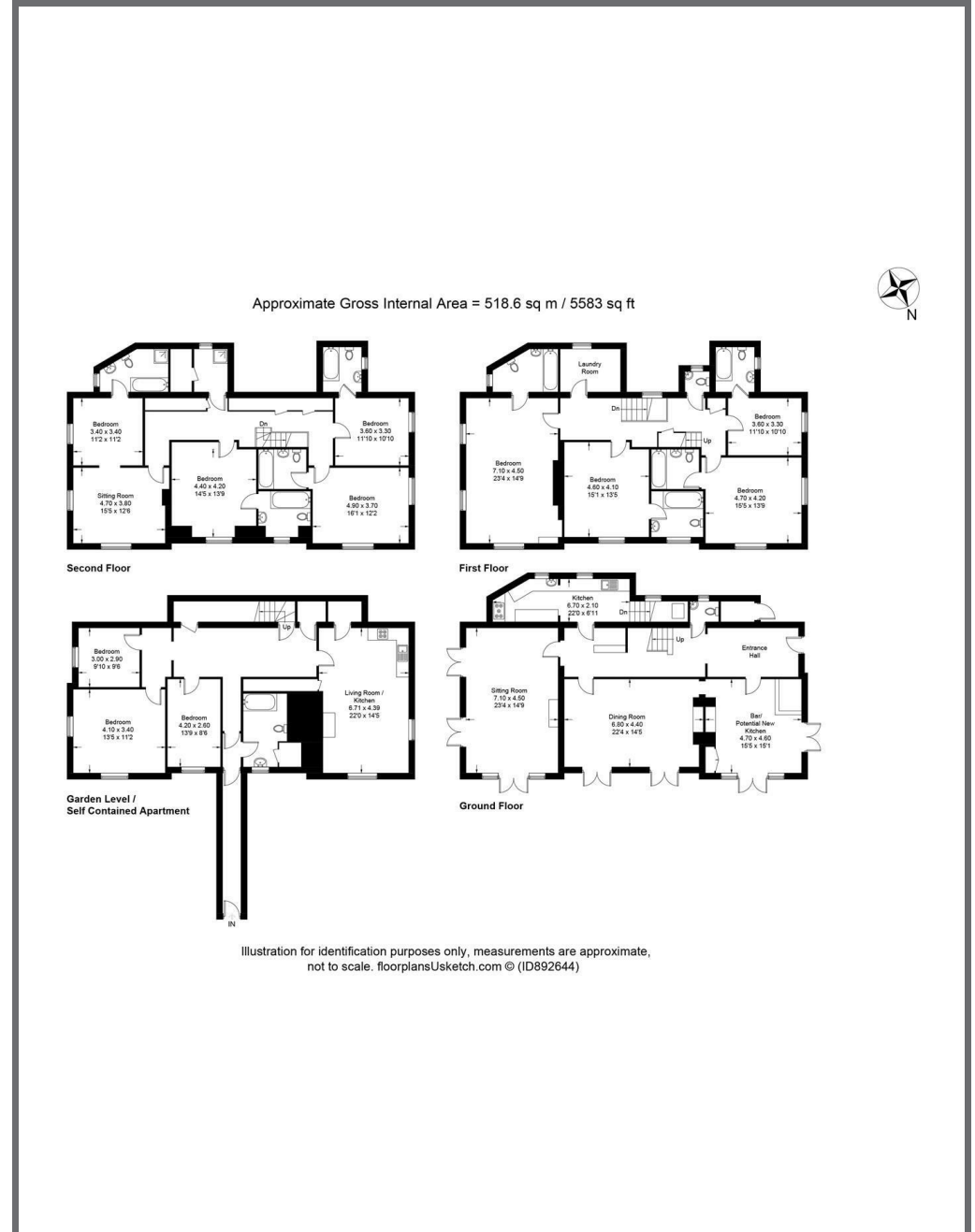
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

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