



Rose Cottage



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Brendon, Lynton, Devon, EX35 6PS

Public House within a level walk, Lynton/Lynmouth 4 Miles.

A beautifully presented individual detached character residence enjoying stunning Exmoor countryside views in the picturesque village of Brendon

- Beautifully modernised and remodelled
- Sun Room, Hall, Living Room
- Kitchen/Dining Area
- Garage/Workshop and Off Street Parking
- Utility Room, Cloakroom
- Overlooks East Lyn River
- Large Main Bedroom Suite
- Sitting/TV Room,/Snug (Bedroom 4)
- South Facing Front Garden
- Smart Home features

Guide Price £675,000

SITUATION AND AMENITIES

Situated at the heart of this favoured Exmoor village and backing directly on to the East Lyn River, the property overlooks open farm land to the front. The Village Green and open moorland at Brendon Common is literally within walking distance, as is the local Staghunter's Inn. More extensive shopping facilities and amenities (including a small Supermarket) are available at the twin villages of Lynton and Lynmouth about 5 miles. The regional centre of Barnstaple is about 35/40 minutes by car. For those interested in outdoor pursuits, there is an extensive network of footpaths, river, valley, woodland, coastal and open moor nearby. There are a multitude of scenic locations within Exmoor National Park and Devon/Somerset counties including the Doone Valley, Valley of The Rocks, Woody Bay, Combe Martin and the long sandy beaches at Woolacombe and Saunton Sands (including championship golf course) as well as the surfing resort of Croyde. In about an hour's drive is Junction 27 of the M5 Motorway and where Tiverton Parkway also offers a fast service of trains to London Paddington in just over 2 hours

DESCRIPTION

A detached character property which presents elevations of stone, part slate hung, beneath a slate roof. We understand that the original core of the property possibly dates back to the 1600's but later extensions have been added. Furthermore we believe that the property was once the village Post Office and Stores with Reading Rooms above. The property has been extensively remodelled and tastefully modernised during the current vendors' 5 year tenure combining quality and stylish 21st Century refinements with period features. Notable improvements have included new flagstone and wooden flooring, bespoke kitchen, large first floor study area, remodelled main bedroom suite and family bathroom. Externally there is a new condensing oil fired boiler, anthracite steel gutters and painted facias. The property benefits from Nest smart home heating control.



GROUND FLOOR

Half glazed wooden door to SUN ROOM, established vine, terracotta tiled flooring, double glazed wooden windows and door to ENTRANCE HALL/OPEN PLAN KITCHEN/BREAKFAST ROOM. Stairs to first floor, recently laid granite flagstone flooring, large stone fire place with storage to side, Woodwarm log burning stove, UPVC window and door to side patio, UPVC window to rear aspect with eye catching views of the East Lyn River. Bespoke fitted kitchen and wall mounted storage from Naked Kitchens, ample Dekton worksurfaces with high quality cabinetry above and below, Everhot electric double oven & hob, separate two ring induction hob with Faber filter hood above, Island with Auralum fitted stainless steel sink and faucet, matching Dekton surface, storage below on both sides, space for large dining table, door to PANTRY/UTILITY ROOM, UPVC to rear elevation, LED light panel, work surface with fitted stainless steel sink, space for a washing machine and dishwasher, further space for tall fridge freezer. Large LIVING ROOM, formerly the Post Office area with double front and half glazed central double doors, window seating with storage cupboards under, ornamental fireplace with slate hearth, tiled surround and pine mantle, panelled walls, large column radiator and engineered oak flooring. DINING ROOM/STUDY pair of glazed fronted cupboards either side of fireplace, painted dado panelling, engineered oak flooring LOWER HALL under stairs cupboard, further shelved storage space, CLOAKROOM opaque window to rear, parquet flooring WC and hand wash basin BEDROOM 4/SNUG currently used as a second sitting room/TV room, UPVC to rear again overlooking the picturesque river scene, fire place with cupboard to side, TV points and door to REAR HALL parquet flooring door to rear seating area and integral garage.

FIRST FLOOR

STUDY AREA UPVC Sliding doors to flat roof which has previously been used as a sundeck, cupboard, engineered Oak flooring, loft hatch to a part boarded and insulated loft space, door to MAIN BEDROOM SUITE believed to be the Old Reading room has now been sympathetically transformed into a functional large double bedroom suite with low level UPVC windows to front elevation with views over fields and Exmoor countryside, exposed steel ties with attractive lights draped over, built in storage cupboards, sliding glass door to EN-SUITE SHOWER ROOM Beautifully finished with polished marble with mosaic tiled inlay, Hudson Reed thermostatic mains fed walk-in shower, with large pane glass wall and screen, extra wide Laufen washbasin with illuminated vanity mirror above, low level WC, chrome heated towel rail. BEDROOM 2 UPVC to front elevation, built in storage, hand wash basin, satellite connection.

HALF LANDING

BEDROOM 3 UPVC to rear & side elevations, built in storage cupboards. FAMILY BATHROOM UPVC opaque window to rear, Engineered Oak flooring, Polished marble with mosaic stone feature, free standing 'Slipper' bath, bidet, low level WC, extra wide Laufen washbasin, chrome heated towel rail. AIRING CUPBOARD Housing pressurised hot water tank, window to rear.

GARAGE

With up and over door, concrete base, light and power, door to WORKSHOP Full width work bench with windows over looking rear aspect, light and power.

OUTSIDE

FRONT GARDEN Double wooden gates open onto gravel drive with parking for at least one car, Large tiled canopy at the front of the Sitting Room door providing decent shade on mid Summer days, lawn with mature shrub boarder, side access to COURTYARD Accessible from the Kitchen is this delightful paved patio, an ideal place to enjoy the late Spring and Summer afternoons, screened oil tank, floor mounted oil burner. REAR PATIO Accessed from the rear hall, is an idyllic seating area to while away the evening watching the River run by. Vintage water hand pump (working). Steps down to the river's edge.

SERVICES

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

DIRECTIONS

From Lynmouth take the A39 eastward up Countisbury Hill towards Minehead, after passing the Blue Ball Inn take the right turn sign posted Brendon. Descend into the village, cross the stone bridge and bear right. After approximately 100 yards, the property can be found on the right hand side with red letter box at front.





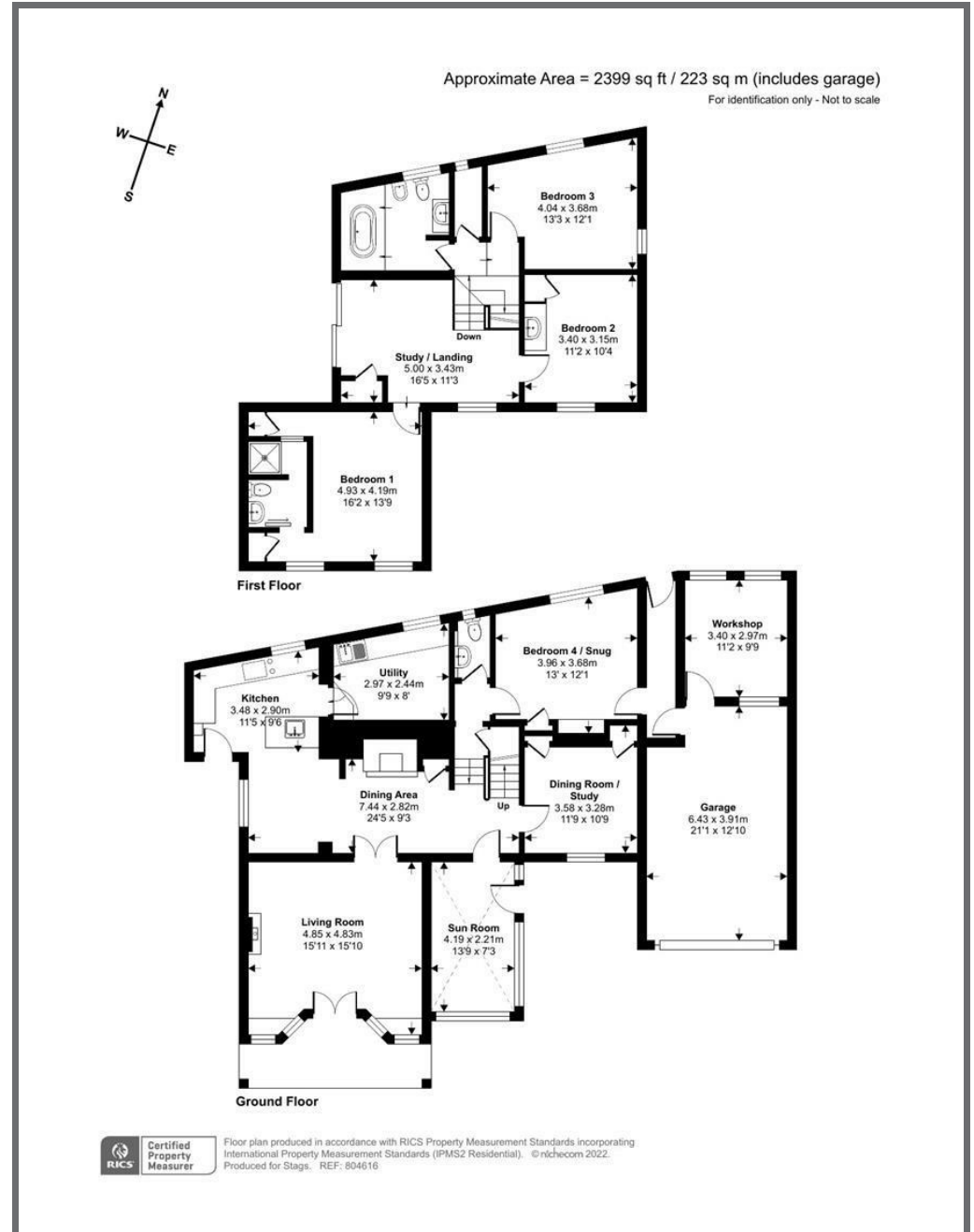
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		72
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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