



N O R T H   W A L K   H O U S E

# North Walk House

North Walk, Lynton, Devon EX35 6HJ

- Minehead 16 miles
- Barnstaple 20 miles
- South Molton 22 miles
- Taunton 40 miles
- Exeter 65 miles (all distances and times are approximate)

A substantial, well presented detached Victorian property currently arranged as 4 units and as a home with income, enjoying fantastic frontline sea and beach views as far as the Welsh coastline.

Within walking distance of Lynton village centre, Lynmouth Beach and the South West Coast Path which runs close by.





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## Summary of Accommodation

### Ground floor

Entrance lobby, entrance hall, inner hall, sitting room, dining room, garden room, office, kitchen/breakfast room, bedroom with en-suite.

### First Floor

Three further en-suite bedrooms, former bedroom with former en-suite now as storage area (but could be re-instated), sitting room.

**Special Note:** The ground and first floor are currently utilised as three letting rooms and self-contained owners quarters with private sun terraces.

There are four bedrooms over these upper floors with potential for one or two more.

### Garden level

Two self-contained self-catering holiday apartments – Coachman's Quarters, open plan living room/dining room/kitchen, utility room, bedroom and bathroom. Garden Studio – conservatory, open plan living/kitchen area with divided bedroom and bathroom.

Externally are designated private garden areas as well as terraces, balcony and well tended wooded, hillside gardens of 0.63 of an acre.

## Situation & 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 from the top of the garden 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. 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.

## Description

North Walk House comprises a substantial detached character property which presents painted rendered elevations with the majority of windows double glazed beneath a slate roof. We understand that the property was originally built as part of the Seawood estate in 1856, with later modifications, and that it has been run as a Guest House since 1881. The accommodation is arranged over three storeys as main core over the two upper floors with two self-contained, self-catering holiday apartments at garden level. The core blends three letting rooms and public rooms with private quarters and there is scope to subdivide further in order to provide four self-contained elements. Alternatively, the core could operate as integrated family accommodation or dual occupation use with the two self-catering apartments retained as is, or easily knock through to one larger unit. The entire premises is tastefully modernised to a high standard and is well presented. Many original features sit well with quality 21st Century refinements.

## The Business

In planning terms, the property is classed as commercial with residential element and therefore business rates are paid on a commercial side and Council tax, Band A, on the residential element. The B&B and self-catering is featured in 'Sawday's Special Places to Stay' annual booklet guide and website. The three letting rooms operate on the basis of B&B including evening meal option. The B&B is only operated for 6 months of the year out of choice and the income is purposely kept below the VAT threshold. Profits have been ploughed back in to improvements within recent years. The majority of the contents and website are available to purchase by separate negotiation if required. There are forward bookings in the pipeline, further details of turnover etc are available upon request from the selling agents if appropriate. The 'distinctive accommodation' includes;

## First Floor - Entrance level

PORCH with front door to ENTRANCE HALL cupboard under stairs, main staircase rising to first floor described later. SITTING ROOM a double aspect room with fine sea views, Period open fireplace, marble surround, stripped wood flooring, picture rails. INNER HALL. CLOAKROOM low level WC, wash hand basin. OFFICE with storage cupboard and shelving. DINING ROOM another good sized reception room with double aspect sea views, French doors to terrace, Period fireplace with wood burner on slate hearth, fitted pine shelf to left, stripped wood flooring, fitted low level storage cupboard housing consumer unit, picture rail. KITCHEN/BREAKFAST ROOM in a cream theme with ample base units topped by polished granite worksurfaces, there is a Period Aga converted to electric for cooking only, Aga extractor hood, Miele dishwasher, central island/breakfast bar topped in oak with storage beneath, original slate flooring, space for concealed fridge, plumbing for washing machine, larder cupboard, bottle rack, overhead clothes airer. GARDEN ROOM, which is a more recent addition to the property, of an interesting irregular shape with one wall of sliding glass bringing the outside in and allowing fantastic views of the Channel, engineered oak flooring with under floor heating. PANTRY with Liebherr fridge and freezer included, slate tiled flooring, back stairs rising to first floor described later. Returning to the entrance hall there is the first of the bedrooms known as FRAMBOISE with bay window allowing sea views, stripped wood flooring, ornate friese, EN-SUITE SHOWER ROOM with tiled cubicle, wash hand basin, illuminated wall mirror, low level WC, heated towel rail/radiator, extractor fan. The quality units are by Roman as are most in the property in its entirety.

Special Note: This ground floor bedroom is ideal for those who cannot manage stairs or potential for vendors on the basis of future proofing.

### First Floor

LANDING. BEDROOM VERT'OR a double aspect room with fine sea views, stripped wood flooring, EN-SUITE SHOWER ROOM with tiled cubicle again by Roman, low level WC, wash hand basin, illuminated wall mirror, heated towel rail/radiator.

BEDROOM AQUA once again with sea views and stripped wood flooring, EN-SUITE BATHROOM with wood panelled bath, overhead shower and screen, pedestal wash basin, illuminated wall mirror, heated towel rail/radiator, low level WC. INNER LANDING trap to loft with a retractable aluminium ladder, light and ideal for storage. BEDROOM TURQUOISE once again with sea views, window seat with storage beneath, fitted wardrobes to one wall, stripped wood flooring, EN-SUITE similar to aqua. BEDROOM LILAC (currently a store room) views of the rear garden, fitted cupboards, stripped wood flooring, FORMER EN-SUITE with shower cubicle, provision for WC and basin to be re-instated. OWNER'S SITTING ROOM (former bedroom) with stripped wood flooring, vaulted ceiling, French doors to fantastic DECKED BALCONY with wood effect composite decking and brushed stainless steel and glass balustrade. This together with the garden room below was added about 5 years ago circa.2017. There is also storage beneath part for logs and garden furniture.

## Garden Level

COACHMAN'S QUARTERS – ENTRANCE HALL with coats pegs, wooden flooring, OPEN PLAN LIVING ROOM separated by a timber gallery from the KITCHEN/DINING ROOM, window to front and fine sea views. The KITCHEN is in a gloss white theme with wood effect work surfaces and sink unit, integrated dishwasher and fridge, Smeg oven, Smeg ceramic hob, Smeg extractor hood, slate tiled flooring. INNER LOBBY. SHOWER ROOM double walk in shower with aqua board surround, wash hand basin, drawers under, illuminated wall mirror, heated towel rail/radiator, slate tile flooring, extractor fan. UTILITY CUPBOARD with plumbing for washing machine and water system for the entire property. BEDROOM with fine views of the sea, ornamental fireplace recess and recessed clothes hanging area.

### GARDEN STUDIO – ENTRANCE

PORCH/CONSERVATORY slate tiled flooring, open plan BED/SITTING ROOM/ KITCHEN cleverly separated by a courtesy screen which accommodates the TV on the sitting side and hanging space on the bedroom side. The



KITCHEN is in a duck egg blue theme with wood effect work surfaces incorporating 1 ½ bowl stainless steel sink, plumbing for dishwasher, space for fridge, Zanussi electric oven and ceramic hob, extractor fan, concealed plumbing for washing machine, terracotta tiled flooring running throughout the room. SHOWER ROOM with tiled cubicle, low level WC, pedestal wash basin, heated towel rail/radiator, extractor fan.

Both Coachman's Quarters and Garden Studio have their own designated terrace's. The letting rooms also have their private terrace as does the owner's quarters who use the previously mentioned balcony.

## Gardens and Grounds

The property is elevated above North Walk, perched on the hillside with the wonderful views. The majority of the garden is arranged behind the house. The access driveway is initially shared with Seawood House next door but becomes private and there are four parking bays and ample turning space. A ramp leads up to the core and there is a cleverly designed BIN STORE AND RECYCLING STATION as well as a void behind the property ideal for storing ladders etc where there is also an electricity socket and water tap together with LOG STORAGE AREA. The FIRST TERRACE below the house is assigned to Garden Studio and the SECOND TERRACE to Coachman's Quarters, the THIRD TERRACE to the letting rooms. Steps and pathways then meander up through the delightful hillside gardens

which are stocked with masses of specimen trees and shrubs including Azaleas, Camellias, Hydrangeas, Rhododendrons, Gunnera etc. Benches are strategically placed to follow the sun around throughout the day and to enjoy different vistas. There is a gateway within the top boundary leading to further walking opportunities on to Hollerday Hill. The further one climbs the garden the more spectacular the view.

## Services

Mains drainage, electricity and water. The electricity is three phase, the water is a pressurised system. Central heating is oil fired (relatively new oil tank).

## 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 Barbrook (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 carpark is a further 50 yards on the left.

## Disclaimer

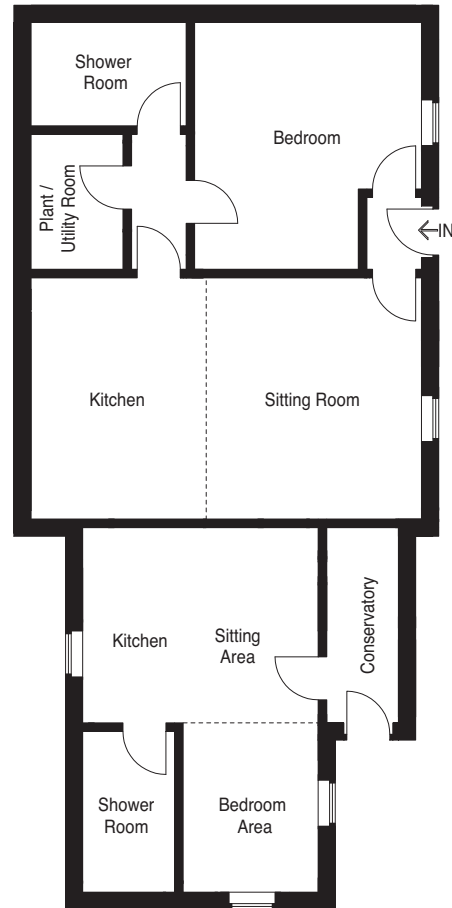
These particulars are a guide only and should not be relied upon for any purpose.



# North Walk House

Approximate Gross Internal Area = 90.8 sq m / 977 sq ft

Coachman's Quarters

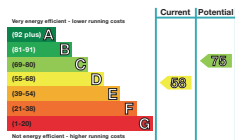


Garden Studio

Garden Level

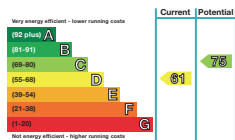
Coachman's Quarters

Energy Efficiency Rating



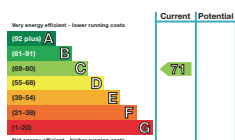
Garden Studio

Energy Efficiency Rating

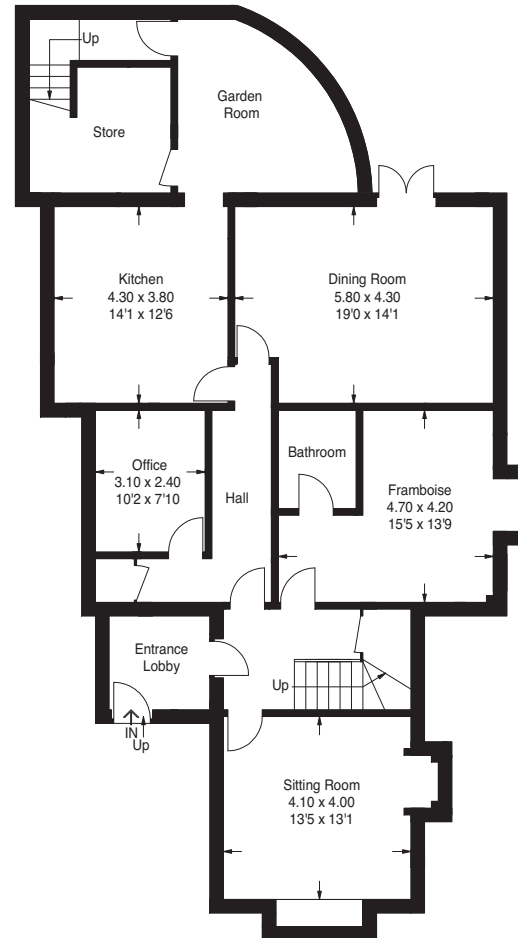


North Walk House

Energy Efficiency Rating

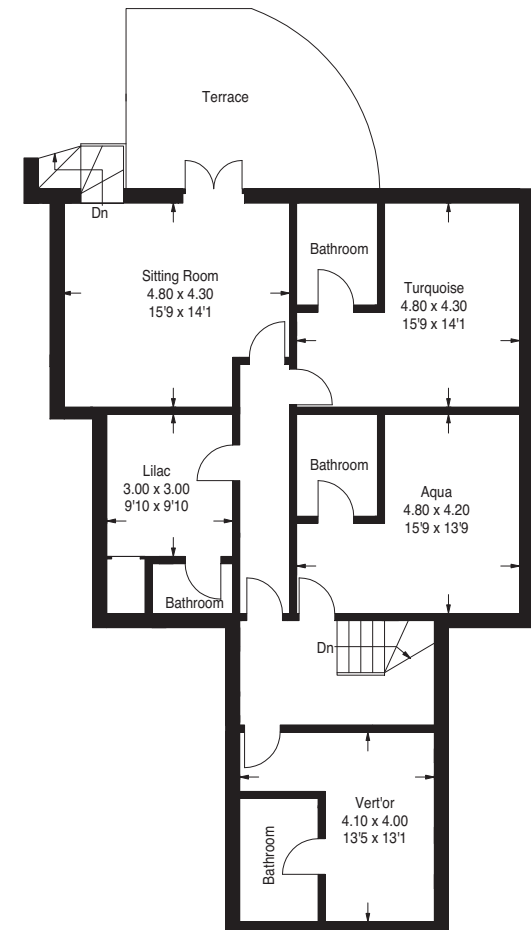


Approximate Gross Internal Area  
139.9 sq m / 1506 sq ft



Ground Floor

Approximate Gross Internal Area  
107.9 sq m / 1161 sq ft



First Floor

