

12, Tors Road

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Lynmouth, Devon EX35 6ET

Lynmouth beach/village within walking distance. Barnstaple 19 miles

Perfectly situated on the sought-after Tors Road, set back from the East Lyn River and within a short walk of Lynmouth Harbour

- No Chain
- 4 Double Bedrooms & 2 Bathrooms
- 2 Reception Rooms
- Recently Renovated
- Woodland/River Walks On The Doorstep
- Lynmouth Harbour within easy walking distance
- South-facing Sun Terrace
- Double Glazing Throughout
- Freehold
- Council Tax Band D

Guide Price £425,000

SITUATION & AMENITIES

The property is perfectly situated on the sought after Tors Road, set back from the East Lyn River and within a short walk of Lynmouth Harbour. Perfectly placed on the edge of Exmoor National Park, there is excellent accessibility to explore the breathtaking and unspoilt moors, wooded valleys, sparkling waterfalls and cascades, where eventually, the river meets the sea. The twin villages of Lynton and Lynmouth are situated on the North Devon coast, approximately mid way between Ilfracombe and Minehead. Lynmouth itself boasts a small harbour, beach, as well as a good range of select shops, inns and restaurants, all within a leisurely 10 minute walk. The regional centre of Barnstaple houses the area's main commercial, entertainment, leisure and shopping venues and is just over 19 miles. The A361 Link Road is about half an hour leading through to Junction 27 of the M5 in a further 30 minutes where Tiverton Parkway offers a fast service of trains to London Paddington in around 2 hours.







DESCRIPTION

12 Tors Road is a charming attached Victorian property which has been sympathetically renovated, enjoying tasteful modern features and décor, as well as retaining its original charm and character. The property benefits from a South-facing sun terrace with space for a table and chairs to sit and enjoy the sound of the East Lyn river below. The property is perfectly positioned - being only a gentle walk into the famously pretty harbour village of Lynmouth, as well as being spoilt by an abundance of walks along the river, through the wooded valley, and of course the dramatic coastal paths. We envisage this could be an ideal main home, second home or successful holiday let.

ACCOMMODATION

The entrance hall with its mosaic tiled flooring, modern cast iron radiators, tasteful décor and stripped back wooden doors sets the tone for the rest of the house. The living room includes exposed wooden flooring, original fireplace and bay window with window seat. The dining room offers a spacious area with chevron flooring, built in storage and Rayburn (not tested), with the flooring continuing into the newly fitted kitchen which includes a range of units, induction hob, inset sink, exposed ceiling beams and a door to rear courtyard.

The first floor offers two double bedrooms, with the principal bedroom benefitting from superb river views. The bathroom has been stylishly designed with a freestanding roll top bath, corner shower and sink. There is a separate WC with Victorian style toilet.

The second floor includes another two double bedrooms, one with built in wardrobes, the other with River views. The second bathroom includes a double shower, sink and Victorian style WC.

OUTSIDE

There is a South-facing courtyard to the front with pedestrian gate and an enclosed rear paved courtyard.

SERVICES

We understand the property is connected to mains water, drainage and electric. An oil-fired Grant boiler provides the heating and hot water. The central heating system is newly installed and is smart controlled.

DIRECTIONS

W3W///brightens.inclines.topics
With Lynmouth Harbour behind you and the seafront on your left, cross over the river in the direction of Countisbury Hill and turn first right into Tors Road. Follow this road over the hump in the road and the cottage can be found on your left hand side within 200 yards.

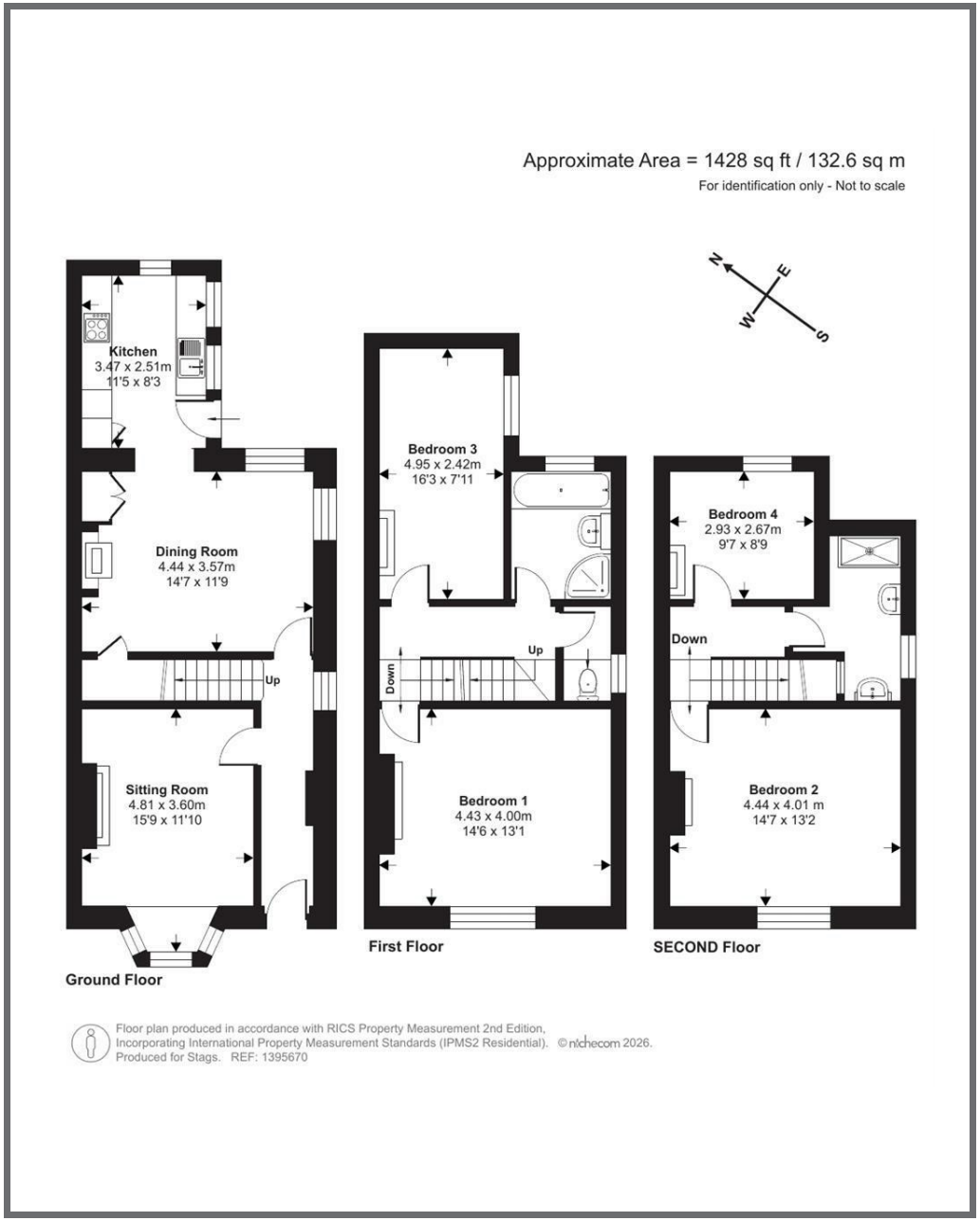




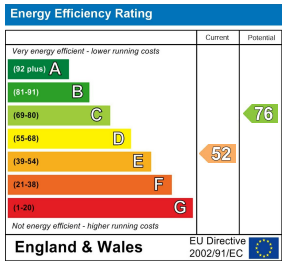


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STAGS



30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833