



EXMOOR  
PROPERTY





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£235,000

GUIDE PRICE



2 LYN COTTAGES  
LYNTON - EXMOOR







# 2 LYN COTTAGES

LYNTON - NORTH DEVON

EX35 6AR

## ABOUT THE PROPERTY

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A stone cottage that is semi-detached and has timber frame windows and a tiled roof. The property is being offered without an ongoing chain and has been owned by the same family for the past 42 years. The property would benefit from general refurbishment and is spread across two storeys.

There is a kitchen/breakfast area and a sitting/dining room on the ground level. There are two bedrooms on the first floor, one of which has small en suite, there is also a separate bathroom.

Outside, there is a private driveway with space for one car, a side terrace garden, and a level back garden.

For layout and approximate room measurement, please see the enclosed floor plan and link to [Virtual Tour](#).









## THE AREA

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The property is within easy walking distance of local amenities, including a good selection of restaurants, bars, cafés, shops, small supermarkets, a library, a primary school, and places of worship, along with a regular bus service.

Lynton is twinned with the coastal village of Lynmouth, set on the banks of the River Lyn overlooking the sea and reached by a cliffside railway. The South West Coast Path passes directly through Lynton & Lynmouth and is England's longest waymarked long-distance footpath and a National Trail. It stretches for 630 miles (1,014 km), running from Minehead in Somerset, along the coasts of Devon and Cornwall, to Poole Harbour in Dorset. More extensive shopping facilities and amenities are available at the larger town of Ilfracombe (about half an hour) and the regional centre of Barnstaple (about 45 minutes). The world-renowned surfing beaches at Woolacombe, Putsborough, Saunton (also with Championship golf course) and Croyde are also about 45 minutes by car.

The North Devon link road (A361) is about a 40-minute drive and eventually joins the M5 motorway network at Junction 27, where Tiverton Parkway offers 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 state and private schools within the area. The Valley of Rocks is within level walking distance (passing the extraordinary location of the cricket ground), offering access to many miles of coastal walks and stunning unspoilt countryside, which the surrounding Exmoor National Park has to offer. A trip to Dunkery Beacon, Exmoor's highest point has incredible views and a picnic at Landacre Bridge or visit to Withypool tea rooms would be well worth the journey.







Lynmouth - 0.6 miles  
Valley of the Rocks - 1 miles  
Porlock - 12 miles  
Minehead - 17.5 miles  
South Molton - 22 miles  
Barnstaple - 19 miles



Combe Martin Beach - 13.5 miles  
Ilfracombe Harbour - 19 miles  
Woolacombe - 21 miles  
Putsborough - 23.6 miles  
Croyde - 24 miles  
Saunton - 25 miles



Woody Bay Railway - 3.7 miles  
Barnstaple Train station - 19.6 miles  
Tiverton Parkway - 47 miles

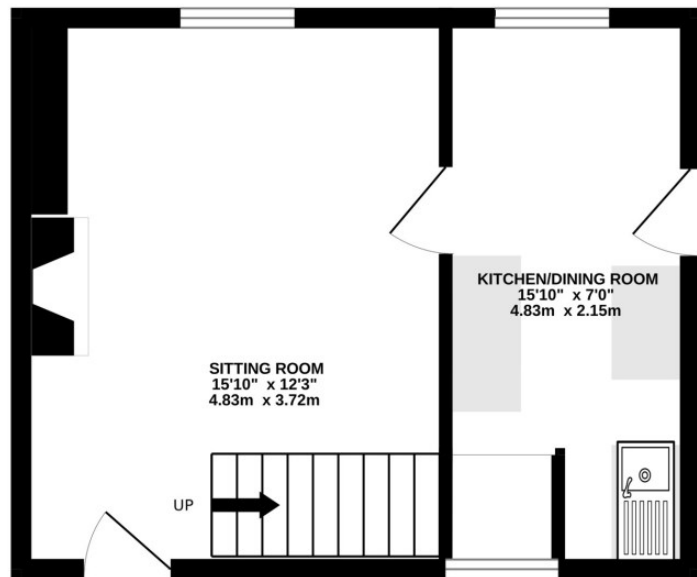


Junction 27 (M5) via A361 - 45.5 miles  
Via Dulverton - 41.6 miles

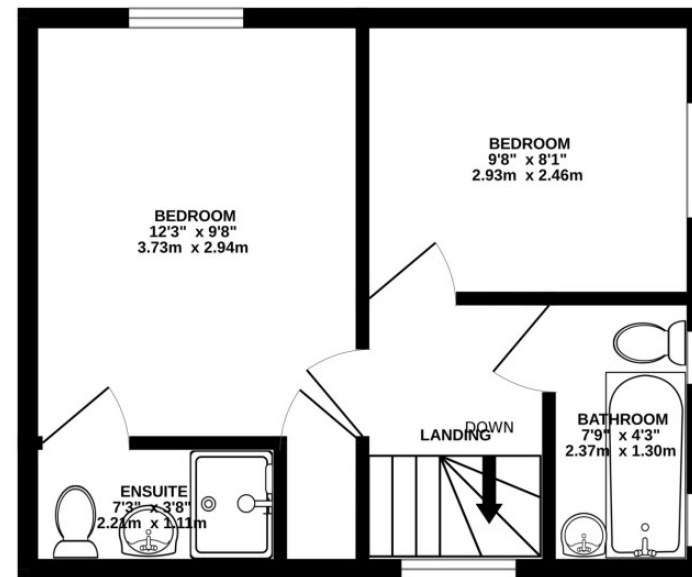


Exeter Airport - 62 miles  
Bristol Airport - 97 miles

GROUND FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SERVICES & OUTGOINGS

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The property is served by mains water, drainage and electricity.

Tenure - Freehold

According to Ofcom, ultrafast broadband is available at the property, and there is the likelihood of coverage from several mobile phone networks. For more information, please see the Ofcom website.

North Devon Council – Band C

(2025/26-Approx. £ 2,267.75 per annum)

EPC - TBC Rating

## IMPORTANT NOTICE

These sale particulars have been prepared as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly. A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase. We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.









## DIRECTIONS

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From our office proceed down the steps from Castle Hill to Queen Street, continue along the road for approximately 50 metres, turn left at the Horizon Coffee Company onto Sinai Hill, passing The Crown Hotel, where the property can be found a short way up on the left hand.

## WHAT3WORDS

[///toys.twitches.ambient](#)

DIGITAL MEDIA LINKS - CLICK

[VIRTUAL TOUR](#)

Property Reference #RSMA0566

## VIEWING & CONTACT

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T 01598 752221

W [EXMOORPROPERTY.COM](https://www.exmoorproperty.com)

E [INFO@EXMOORPROPERTY.COM](mailto:info@exmoorproperty.com)





INCORPORATING MICHAEL ADEY PROPERTY