



EXMOOR
PROPERTY



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£399,950

GUIDE PRICE

MERRY DENE
LYNTON - EXMOOR



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LYNTON - NORTH DEVON

EX35 6PE

ABOUT THE PROPERTY

A detached bungalow with four bedrooms that is situated high and offers views of the surrounding countryside. near to the moor and Lynton and Lynmouth. terraced garden, garage, and driveway.

The tarmac drive rises between trees and mature shrubs to double wrought-iron gates, which open into a parking area for several cars with the garage ahead. A concrete path leads along the front of the bungalow where three steps rise to the part-glazed double-glazed front door.

Merry Dene sits within its own mature gardens, with a concrete path running around the bungalow, providing access to front, sides and rear. There are elevated views of woodland and a feeling of complete privacy. To the right of the property, with access from the French doors or from the path, there is a delightful patio from which a rockery style garden extends back. A path leads past a fishpond where steps rise up to a lawn area, with trees to the rear. To the left, a wrought-iron gate and path extend behind the garage into a wooded area with steps down to road level. A tank below holds LPG gas for heating. Steps rise from the other side of the garage to a glass greenhouse and then onto a fenced chicken run and a number of raised vegetable beds. A path leads to a wooden summerhouse.

For layout and approximate room measurement, please see the enclosed floor plan. [VIRTUAL TOUR](#)





THE AREA

The property has a view of the nearby woodland and undulating hills, where deer are frequently spotted. There are pathways nearby, one of which leads to Watersmeet along the West Lyn River.

Within a short walk is a small shop and filling station, the property also benefits from being on a regular bus route between Barnstaple and Lynton/Lynmouth.

Nearby Lynton offers amenities, including a good selection of The property enjoys an outlook towards the surrounding rolling hills and woodland where deer are seen on a regular basis. Within a short walk is a small shop and filling station; the property also benefits from being on a regular bus route between Barnstaple and Lynton/Lynmouth.

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.





Lynton - 1.5 miles
Lynmouth - 1.6 miles
Valley of the Rocks - 2.4 miles
Porlock - 13 miles
Minehead - 18.6 miles
South Molton - 20 miles
Barnstaple - 17.7 miles



Combe Martin Beach - 12 miles
Ilfracombe Harbour - 17 miles
Woolacombe - 20 miles
Putsborough - 22.7 miles
Croyde - 22.5 miles
Saunton - 23.4 miles



Barnstaple Train station - 18 miles
Tiverton Parkway - 43.4 miles



Junction 27 (M5) via A361 - 44 miles



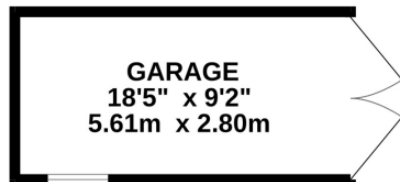
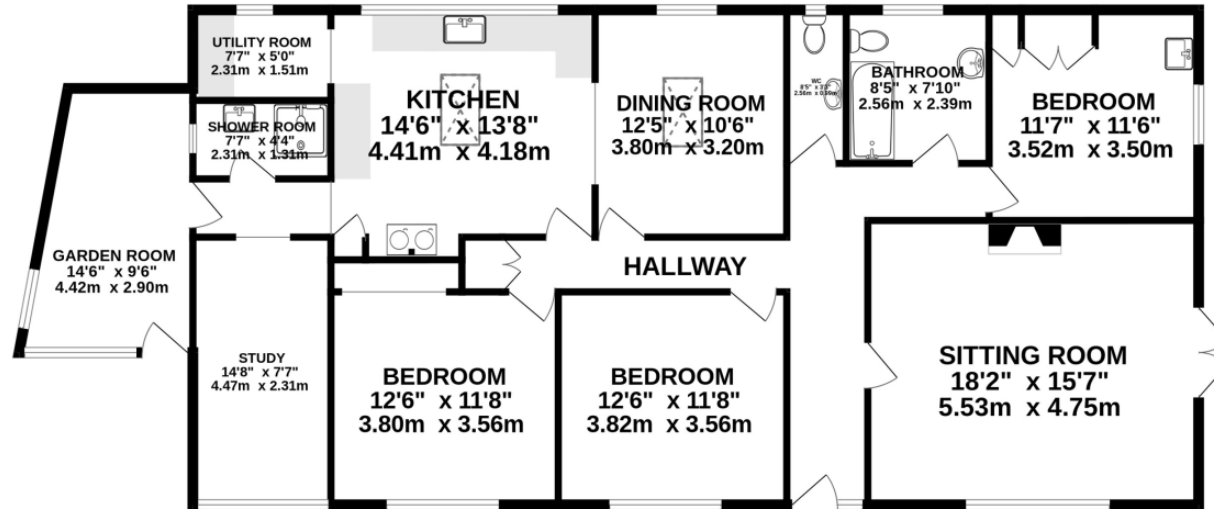
Exeter Airport - 55.4 miles
Bristol Airport - 92 miles





GROUND FLOOR

1777 sq.ft. (165.1 sq.m.) approx.



TOTAL FLOOR AREA : 1777 sq.ft. (165.1 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

The property is served by mains water, drainage and electricity, LPG Gas central heating.

Double glazed windows.

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 E

(2025/26-Approx. £3,118.15 per annum)

EPC - E 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

DIGITAL MEDIA LINKS - CLICK

What 3 Words Location - [///artichoke.worldwide.done](http://artichoke.worldwide.done)

VIRTUAL TOUR

Property Reference #RSMA0533

VIEWING & CONTACT

T 01598 752221

W EXMOORPROPERTY.COM

E INFO@EXMOORPROPERTY.COM



INCORPORATING MICHAEL ADEY PROPERTY