

Maysmore







Maysmore,

Clooneavin Path, Lynmouth, Devon, EX35 6EE

Tucked away yet convenient, off a 'no through' lane close to coastal walks and village amenities

A substantial semi-detached Edwardian residence commanding superb panoramic sea views

- Drawing Room 20'2 x 17' 1, Cloakroom
- 5 Bedrooms, 2 Bathrooms
- Oil Central Heating, Parking for 2
- Utility Area/Cellar, No upward chain
- Council Tax Band E
- Open plan Kitchen/Dining/Family Room
- Attic 44' x 20', potential to develop
- Large, mature hillside gardens
- Ideal main/2nd home/UK base/Holiday let
- Freehold

Guide Price £645,000

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SITUATION & AMENITIES

With its commanding position overlooking Lynmouth Town and Harbour, Maysmore makes the perfect base for exploring the delights of North Devon. The spectacular scenery surrounding Lynton and Lynmouth prompted the Victorians to dub the area 'The Little Switzerland of England'. Exmoor National Park is on the doorstep, with over 700 miles of footpaths and bridleways. The rivers provide both fly game and course fishing, whilst horse riding and walking allows one to experience some of the most stunning landscapes in the country. The magnificent rock formations in the Valley Of Rocks shows this landscape as its most surreal. Dotted with pretty little villages such as Dulverton and Oare, where in the famous book 'Lorna Doone' Lorna was shot on her wedding day in the village's little church, Exmoor's history will fascinate and enthral you. A walk along a steeply wooded valley to Watersmeet to view the dramatic waterfalls is also on the doorstep. Further afield, the regional centre of Barnstaple and coastal town of Ilfracombe have excellent theatres and Barnstaple accommodates the District Hospital. Within 30/40 minutes are the famous surfing beaches of Croyde, Saunton (also with Championship Golf Course), Putsborough and Woolacombe. The North Devon Link Road is a similar distance, and from there there is access to Jct.27 of the M5 Motorway, with nearby Tiverton Parkway offering a fast service of trains to London Paddington in just over 2 hours. Lynmouth has various shops, cafes and restaurants, whilst the neighbouring town of Lynton provides further facilities, including a choice of shops. There is a primary school in Lynton.

DESCRIPTION

This substantial, semi detached Edwardian residence presents elevations of stone with timbered gable end, beneath a tiled roof. The accommodation, which would benefit from general updating, is arranged over two storeys. There is a large attic – possibly with scope for conversion subject to planning (similar to the adjoining property, where precedent has possibly been set). Externally, there are two parking bays, terraces and hillside gardens of good size. The property is considered ideal as principal residence, 2nd home, UK base or lucrative holiday let, given its position and views.













ACCOMMODATION

The front door opens onto a spacious and welcoming ENTRANCE HALL, currently used as a DRAWING ROOM with a feature fireplace, large bay window and French doors that open out onto the elevated TERRACE. The main RECEPTION ROOM is the semi open-plan living space that comprises a light-filled SITTING ROOM and KITCHEN/DINING AREA, providing an impressive family and entertaining space. The SITTING ZONE has a large bay window taking in the impressive views, whilst the DINING AREA also has a large window overlooking the sea front. The KITCHEN has plenty of storage space in painted wooden units by Smallbone, to base and wall level, as well as a central island and modern integrated appliances. This room benefits from an adjoining UTILITY ROOM, providing further space for appliances. The Ground Floor accommodation is completed by a useful CLOAKROOM. The property also benefits from a CELLAR that provides further storage space.

The First Floor has five well presented BEDROOMS. Off the landing, including the Principal BEDROOM, that benefits from extensive built-in storage and enjoys outstanding coastal views. This is all serviced by a modern FAMILY BATHROOM and a useful additional SHOWER ROOM.

OUTSIDE

There are two PARKING SPACES on the opposite side of the access lane, adjacent to the house, while further on-street parking is available on the lane below the property. There is paved TERRACING to the side and rear, from which to enjoy the best of the wonderful views, as well as the sunsets. Otherwise, the GARDENS fall away below the property. Hanging on the wall of one of the reception areas is a photograph showing the gardens in their heyday, where a series of footpaths are bounded by stone walls. Apparently, all of this is still in situ and is waiting to be rediscovered.

SERVICES

Mains drainage, electricity and water. Oil-fired central heating.

According to Ofcom, Ultrafast broadband is available in the area and there is limited mobile signal. For further information please visit https://checker.ofcom.org.uk/

DIRECTIONS

W3W//////blissful.once.design

Approaching Lynton and Lynmouth from Blackmoor Gate, bear left opposite Barbrook Service Station signed ‘Lynton and Lynmouth’. At the next junction keep to the right towards Lynmouth. At the next junction bear right, down the hill towards Lynmouth and after ¼ mile take the lane on the left-hand side, which is Clooneven Path and this access will be identified by our For Sale board. The property is the first on the right.

Approximate Gross Internal Area = 271 sq m / 2916 sq ft

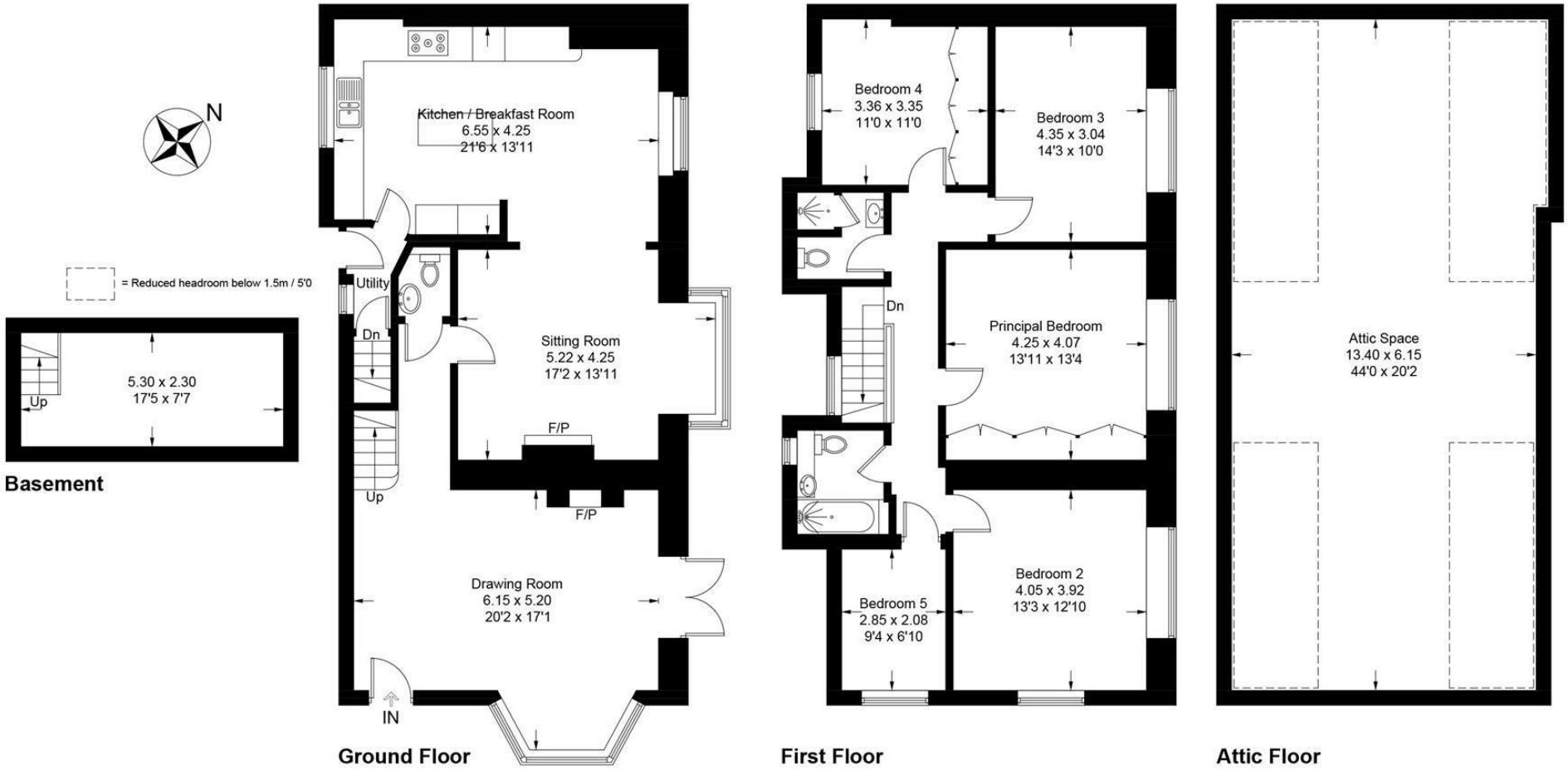
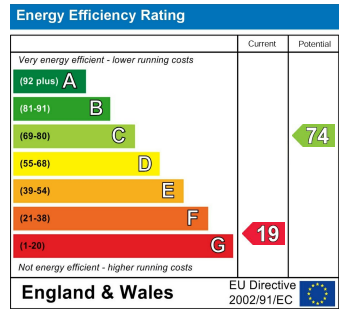


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1198978)



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Trickster









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