

**3, Orchard Terrace,
Lydiate Lane, Lynton**

**Exmoor
Property**



3, Orchard Terrace, Lydiate Lane, Lynton, Devon EX35 6AL

A charming two-bedroom, period stone-built terraced cottage in the Old Village area of Lynton. Ideal as a holiday home, first-time buy or investment.

Price: £195,000

From the road, four steps lead up to the front door and a small concreted patio area sufficient for a small table and two chairs. The painted, wooden front door opens into the living room.

Living Room

Slate tiled floor. Double-glazed window to the front. Fireplace with cast-iron wood-burner. Wall-mounted cupboard housing electricity meter and fuse box. Nest of three low-voltage ceiling lights. Open plan through to kitchen.

Kitchen

Slate tiled floor. Modern kitchen area to one side with a range of wall-mounted and base cupboards. Four-ring electric ceramic hob with electric oven below and extractor hood above. Single sink with chrome mixer tap. Tiled splash-backs and work surface to one side. Small, period cast-iron stove in alcove on the rear wall (understood to be the original stove for cooking and hot

Bedroom 2

Double-glazed window to the front. Laminate floor. Sloping ceilings at each end providing eaves storage on two sides. Exposed timber beam. Low-voltage ceiling lights. Door to eaves storage cupboard.

Rear Courtyard

A small courtyard with space to sit out. Concrete paved with attractive stone wall to the rear and a wooden gate to one side. A small stone-built outbuilding (former outside WC) has been adapted as a utility area with power and plumbing for a washing machine and space for storage. Wooden storage shed.

Location

Lynton, and its twin village Lynmouth, lie on the north coast of Exmoor. Lynton sits at the top of the hill, with Lynmouth and its pretty, historic harbour below. The twin villages are joined by the Victorian, water-powered cliff

water). Space for fridge. Double-glazed window overlooking the rear courtyard. Opaque double-glazed door to the rear courtyard. Room for a table and chairs. Stairs to first floor.

First Floor Landing

Stairs, with fitted carpet, rise from the ground floor to a landing with two double-glazed windows to the rear, doors to the bathroom and bedroom one and further stairs rising to bedroom two.

Bedroom 1

Laminate floor. Feature fireplace with a period style cast iron grate and wooden mantel. Double-glazed window to the front. Wooden door to walk-in cupboard.

Bathroom

Built-in shower enclosure with electric shower, tiled floor to ceiling on all sides. Low level WC. Pedestal wash basin with mirror and light above and tiles behind. Laminate floor. Extractor fan. Ceiling light.

Second Floor

Stairs lead from the first floor landing to bedroom two. Door to eaves storage cupboard housing boiler and water tank.



railway, a steep footpath and a modern road. This property is found in the quiet Old Village area, in a terrace of four cottages at the bottom of Lydiate lane in Lynton. It lies within easy walking distance of shops, pubs, restaurants, the village school, library, Town Hall and Cinema. Nearby are such beauty spots as the famous Valley of Rocks, National Trust cliffs, beaches and the wild beauty of Exmoor National Park. There is parking available at the nearby car park (in Cross Street) for a small annual charge.

For details and viewings, contact sole agent

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