



Baronets Quarters, Lynton, Exmoor

Exmoor
Property



Baronets Quarters, Lynton Cottage Apartments, Lynton, Devon, EX35 6ED

An immaculately presented, 2 ensuite bedroom luxury sea view apartment within the east wing of this impressive Grade 2 listed Georgian residence. Already an established holiday let business with high income yield & occupancy rate, this apartment provides spacious accommodation on two floors with 180° views over Lynmouth Bay. With two paved terraces with amazing sea views, a large lounge/diner, fully fitted kitchen and use of the communal grounds, including parking and turning space.

Price: £350,000 Leasehold

From the large parking and turning area, a concrete slope rises to the stone-paved front terrace, with plenty of space for outside dining, and offering uninterrupted stunning sea views over Lynmouth Bay. To the side, stone steps rise to a smaller side patio (also with direct sea views). A narrow path to the rear of the property facilitates cleaning and maintenance. From the front terrace, double glazed French doors open into the lounge.

Living room/diner

A large living room with a high ceiling and ample space for living room furniture as well as a table and chairs for dining. Wood-effect flooring. One exposed stone wall. Two modern electric radiators. Wall-mounted TV. Doors to bedroom two, kitchen and under-stairs storage cupboard. Stairs to the first floor.

Kitchen

Wood-effect flooring. High, vaulted ceiling with A-frame wooden truss. Double-glazed windows to the side and rear. Electric radiator. A range of mainly floor-standing kitchen units with worktop over and one wall-mounted display unit.

En-suite bathroom

Wood-effect flooring. Tiled on four walls. Panel-enclosed bath with chrome taps and built-in shower above. Hinged shower screen. Large pedestal wash basin with mirror and light above. Low-level flush WC. Heated towel rail. Extractor unit.

Notes

Holiday use only

Planning permission for this property states that it “shall not be used otherwise than for the provision of short let holiday accommodation. The properties shall not be occupied as a permanent dwelling and shall not be occupied by any person for a period exceeding 28 days in any calendar year”.

Services

Mains drainage, electricity and water. Heating is by Farho eco intelligent electric radiators, which can be remotely operated via a smart-phone app. There is super-fast broadband on site.

Inset four-ring induction hob with electric oven and grill below and extractor hood with light above. Butler sink with single drainer and swan-neck mixer tap. Built-in washing machine and dishwasher. Enclosed hot water tank. Fridge and freezer.

Bedroom two

Fitted carpet. Radiator. Double-glazed door to the front (not in use). Casement window to the side. Bi-fold door to an en-suite wet room.

En-suite

Fully-tiled wet room with built-in shower, small wash basin, low-level flush WC. Extractor unit.

First floor

From the living room stairs, with fitted carpet, rise and turn to the first floor. On the turn is a wall-mounted electric consumer unit with control panel.

Master bedroom

A large double bedroom with fitted carpet. Large window to the front, with folding wooden shutters, giving spectacular views over Lynmouth Bay. Casement window to the side. Wall-mounted TV. One exposed stone wall. Large four-poster bed. One step down to an en-suite bathroom.



Share Of Freehold

The apartment is held on a 999-year lease from January 2018. It also has an 11th share of the freehold.

Maintenance & Service Charges

Maintenance of the grounds and the exterior of the building are carried out by a management company employed by the freeholders. A planned maintenance programme is in place, agreed by the joint freeholders. Service charges for this apartment for the year to December 2022 were £2848

Holiday letting

The apartment has been holiday let very successfully by the current owners and provides an excellent gross income yield. It is popular across all seasons of the year. Income and occupancy figures are available on request.

Contents

The contents of the apartment are available, by separate negotiation.

For details and viewings, contact sole agent

Exmoor Property

Church Hill, Lynton, Devon EX35 6HY

Tel: 01598 752 221

Email: info@exmoorproperty.com

exmoorproperty.com

zoopla.co.uk

rightmove.co.uk



Although we believe these details to be correct, they should be treated as a general guide only. Purchasers should not rely on them as statements of fact, but must carry out their own inspection and enquiries.



or

