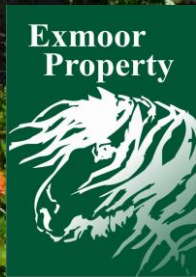




32 Lee Road, Lynton,
Exmoor



32, Lee Road, Lynton, Devon EX35 6BS

A spacious, six-bedroom Victorian home on sought-after Lee Road in Lynton. With high ceilings and character features, this semi-detached house has sun-trap front and rear gardens and the rare benefit of two parking spaces.

Price: £450,000 Freehold

From the pavement outside, a wooden gate gives access to long shallow concrete steps. To the right is a lawn area surrounded by mature plants. (south-facing). Above the lawn there is a gravelled patio area. Part-glazed wooden front door leads to

Hall

Slate-tiled floor. Radiator. Coat hooks. Wall-mounted cupboard housing consumer unit and fuse boards. Stairs rise to the first floor. Doors to living room, dining room, kitchen and basement.

Living room

Pitch pine floorboards. Double-glazed sash windows in a bay with slate sills to the front. Three radiators below. Fireplace with large cast-iron wood burner on a slate hearth with decorative wooden beam above. Shelving behind the door. Central ceiling light.

Wooden floor. Large, double-glazed window to the side. Radiator. Central ceiling light.

Bathroom Two

Stripped wood floor. Panel-enclosed bath with chrome taps. Splash-back tiling around the bath and to dado level on one side. Pedestal wash basin with chrome taps. Shelf and mirror above. Extractor fan. Opaque sash window to the side. Low level flush WC. Small radiator.

First-floor front landing

Doors to bedrooms one and two.

Bedroom Two

Fitted carpet. Central ceiling light. Large, double-glazed window to the rear. Radiator. Original coving.

Bedroom One

Dining room

Fitted carpet. Dado rails & original coving. Fireplace with electric fire, wooden mantle and surround. Radiator. Serving hatch. Double-glazed French doors lead to

Side Patio

Pointed stone wall to one side. Washing line. Concrete slabs with gravel between.

Basement

A flight of concrete steps leads down to the basement. Concrete floor. Ceiling light.

Kitchen

Slate-tiled floor. Windows to the side, overlooking a patio. Radiator. Spot lighting. Ceiling lights. Space for fridge-freezer. Range of wall and base cupboards with wooden worktops over. Butler sink with wooden drainer, Victorian-style brass mixer taps. Space and plumbing for dishwasher. Rangemaster range with five-ring gas hob and two electric ovens under. Extractor fan with light above. Oil fired Aga (Not connected). Slate shelving. Door to

Utility room

Concrete floor. Shelving. Space and plumbing for two washing machines. Space for dryer. Boiler. Shelved airing cupboard with lagged water tank. Large window to the rear. Doors to bathroom and back garden.

Bathroom One

Fitted carpet. Original features and coving. Central ceiling light. Double-glazed sash windows in a bay to the front. Small wash basin with separate chrome taps with cupboard space under.

Stairs to second floor

Second-Floor Front Landing

Door to bedroom six. Loft hatch. Radiator.

Bedroom Six/ dressing room

Fitted carpet. Velux-style window. Eaves storage. Ceiling light. Radiator. Doorway leads to second section of the bedroom. Eaves storage. Shelving space. Sash window to the rear. Large window to the side. Radiator.

Second floor back landing

Doors to bedroom four & five.

Bedroom Four

Fitted carpet. Window to the rear. Central ceiling light. Radiator.

Bedroom Five

Irregular-shaped room. Wooden floor. Two sash windows to the front. Radiator. Run of fitted shelves and cupboards. Cast iron fireplace. (Not in use)

Note - Connected Person

Wet-room style shower room. Tiled floor. Tiled floor to ceiling on two sides and to dado height on the other sides. Built in shower. Chrome heated towel rail. Low level flush WC. Pedestal hand basin with modern chrome taps. Double-glazed window to side. Fixed shelving for towels.

Storage area

Corrugated plastic roofing. Storage area for storing logs etc. Stairs rise to

Rear Garden

Stairs rise to the garden. To one side is an area of decking. Door to storage shed. Stairs continue to rise to first level of lawn. Sleeper walled retained flower beds to one side. Stairs to second terrace. Stone walls to either side. Stairs rise to third terrace with lawned area. Stairs to back gate which leads to the two parking spaces. Oil tank at top of garden.

First-floor back-landing

Wooden stairs rise to landing. Radiator. Ceiling light. Doors to bathroom two and bedroom three. Two steps lead to back landing.

Bedroom Three

* Please note: The agents are acting on behalf of a family member. Please ask agent for details.

For details and viewings, contact sole agent

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