

Fern Cottage
Sinai Hill, Lynton
Exmoor

Exmoor
Property



Fern Cottage, Sinai Hill, Lynton, Devon EX35 6AX

A charming, detached, single-storey cottage designed as a cosy holiday hideaway for two. With one en-suite double bedroom, parking and paved patios, in a tucked-away location, yet close to pubs, cafes and shops in the heart of Lynton. Ideal for holiday letting and short breaks. Built to a high standard with quality materials, for comfort and easy maintenance.

Price: £210,000 Freehold

Fern Cottage is approached from Sinai Hill through a stone-pillared gateway into the tarmac car park of Lyn House. A wooden five-bar gate gives access to the private parking space to one side of the cottage. A picket fence encloses the front and right side of the cottage. A wooden picket gate opens to the front of the property.

Outside

A stone-paved patio area to the front and to the side, with ample space for outside dining. The side patio is also accessed through French doors from the living room/kitchen area and offers a good degree of privacy.

Porch

An open storm-porch, with tiled roof and wooden sides

with three pendant lights. French doors to the side patio area. Space for a table and two chairs, sofa and TV stand.

Kitchen area

A range of wall and floor kitchen units with worktop over. Integral fridge below. Four-ring electric hob with electric oven below and extractor hood with light above. Single drainer ceramic sink with chrome swan-neck mixer tap.

Occupancy

Fern Cottage has planning permission for holiday or short-term use. A 28-day occupancy restriction applies, making the property unsuitable for full-time residency.

has seats to both sides. A light-oak door opens into the cottage.

Entrance

A small area inside the front door has hooks for coats. A light-oak door opens to the bedroom. Open-plan to the living room and kitchen area.

Bedroom

Tiled floor with under-floor heating. Double-glazed casement window to the front. Light-oak ceiling beam with pendant light. Light-oak door to en-suite shower room.

En-suite Shower room

Tiled floor with under-floor heating. Wooden-clad to dado height on two walls. Opaque double-glazed window to the rear. Large walk-in shower cubicle with built-in shower and hand-held attachment. Low-level flush WC. Suspended basin with mirror and light above. Extractor unit.

Living room area

Tiled floor with under-floor heating. Double-glazed casement window to the front. Light-oak ceiling beam

Holiday letting

We understand that income from holiday letting was around £15,500 in 2021, indicating a gross income yield of around 7.4%.

Services

The cottage has electric under-floor heating throughout. Mains water and drainage.

For details and viewings, contact sole agent

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