

4 Prospect Cottages
Blackmores Path,
Lynton

Exmoor
Property



4 Prospect Cottages, Blackmores Path, Lynton, Devon, EX35 6AP

A cosy, character two-bedroom terraced stone cottage, with lovely village & sea views across Lynton to Lynmouth Bay, located in an elevated position in Lynton's Old Village. Requiring some modernisation, the cottage would make a lovely full-time or holiday home.

Price: £269,950 Freehold

From Blackmores Path, a wrought-iron gate leads to steps that rise to a path leading to the front of the cottage (shared with 5 Prospect Cottages).

Front Garden

The front garden has a patio to the front, surrounded by established shrubs and topiary. A stone path leads to a gravelled area with a water feature. Steps drop to another patio area directly in front of the house.

Storm Porch

Fully glazed, with a double-glazed front door. Bulkhead light. Room for boots etc. A double-glazed front door leads into

Living Room

Fitted carpet. Storage heater. Solid fuel rayburn. Recessed cupboards and feature shelving to each side. Double-glazed window with deep sill to the front. Wall lights. Coat cupboard. Archway and step to

From the first-floor landing, stairs with fitted carpet rise into

Bedroom 2

Fitted carpet. Feature beams with sloping ceiling. Velux window to front with fantastic views across the village to the sea. Velux window to the rear overlooking the garden. Spotlighting. Eaves storage.

Rear Courtyard

Painted with murals. Stable-style door to WC. Stable-style door to

Utility Area

Space and plumbing for washing machine and dryer. Space for storage.

WC

High level flush WC. Ceiling light. Steps rise steeply from the rear courtyard to

Rear Garden

Kitchen

Spotlighting. Lino/carpet. Range of wall and base cupboards. Single stainless-steel sink and drainer with chrome mixer tap. Double-glazed window with deep sill to rear. Space for fridge. Space for small dishwasher. Double-glazed door to rear courtyard.

A door leads to the stairs with fitted carpet and banister that turn and rise to the

First Floor Landing

Fitted carpet. Doors to WC, Bathroom and Bedroom 1

Bedroom 1

Fitted carpet. Ceiling light. Storage heater. Double glazed window to the front with beautiful village and sea views. Feature fireplace (not used) with airing cupboard housing water tank to the right and wardrobe and drawers to the right. Victorian-style wash basin with chrome taps and mirror, light and shelf above.

Bathroom

Fitted carpet. Ceiling light. Double-glazed window to the rear. Panel-enclosed bath with chrome taps. Radiator
Wash basin with chrome taps with cupboard under and mirror and light over. Shower enclosure with electric shower.

WC

Low level flush WC. Opaque double-glazed window to rear

There are plenty of established plants and shrubs and, as the garden rises, the views across the village to Lynmouth Bay, the sea and countryside beyond become increasingly panoramic. A gate at the top of the garden opens onto Normans Cleave.

Notes

Access: The cottage is accessed via a footpath from the front and has no passing traffic.

Parking: Residents Annual Parking permits for Lynton's car parks are available from Lynton Town Hall.

For details and viewings, contact sole agent

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