



EXMOOR
PROPERTY



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OAKLANDS
LYNTON - EXMOOR



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LYNTON - NORTH DEVON

EX35 6BD

ABOUT THE PROPERTY

Substantial Detached Character Residence with Stone Barn – 1.69 Acres

This impressive detached character home features stone elevations beneath a slate roof. The original core is believed to date from the late Georgian/early Victorian era (circa 1820) and has been subsequently extended. The accommodation retains many original character features, with an extensive attic space offering potential for conversion to additional living accommodation, subject to planning permission.

Externally, there is a detached stone barn which may also offer conversion potential for separate accommodation (STP). Across the lane, the property enjoys additional woodland and frontage to the West Lyn River. In total, the gardens and grounds are believed to extend to approximately 1.69 acres.

The property requires updating and is suitable as a large single-family residence. Alternatively, it could be adapted for dual occupation by parts of the same family, or for a combination of home and income uses.

For layout and approximate room measurement, please see the enclosed floor plan. [VIRTUAL TOUR](#)





THE AREA

Set within mature, secluded hillside gardens, the property enjoys an elevated position with stunning sea views across the Bristol Channel to the Welsh coastline. Oaklands offers the perfect balance of privacy and accessibility — a timeless, tranquil setting surrounded by Exmoor National Park, yet within easy reach of the vibrant villages of Lynton and Lynmouth. Nearby Lynton offers amenities, including a good selection of The property enjoys an outlook towards the surrounding rolling hills and woodland where deer are seen on a regular basis. Within a short walk is a small shop and filling station; the property also benefits from being on a regular bus route between Barnstaple and Lynton/Lynmouth.

Lynton is twinned with the coastal village of Lynmouth, set on the banks of the River Lyn overlooking the sea and reached by a cliffside railway. The South West Coast Path passes directly through Lynton & Lynmouth and is England's longest waymarked long-distance footpath and a National Trail. It stretches for 630 miles (1,014 km), running from Minehead in Somerset, along the coasts of Devon and Cornwall, to Poole Harbour in Dorset. More extensive shopping facilities and amenities are available at the larger town of Ilfracombe (about half an hour) and the regional centre of Barnstaple (about 45 minutes). The world-renowned surfing beaches at Woolacombe, Putsborough, Saunton (also with Championship golf course) and Croyde are also about 45 minutes by car.

The North Devon link road (A361) is about a 40-minute drive and eventually joins the M5 motorway network at Junction 27, where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter. There are excellent state and private schools within the area. The Valley of Rocks is within level walking distance (passing the extraordinary location of the cricket ground), offering access to many miles of coastal walks and stunning unspoilt countryside, which the surrounding Exmoor National Park has to offer. A trip to Dunkery Beacon, Exmoor's highest point has incredible views and a picnic at Landacre Bridge or visit to Withypool tea rooms would be well worth the journey.





Lynmouth - 0.6 miles
Valley of the Rocks - 1 miles
Porlock - 12 miles
Minehead - 17.5 miles
South Molton - 22 miles
Barnstaple - 19 miles



Combe Martin Beach - 13.5 miles
Ilfracombe Harbour - 19 miles
Woolacombe - 21 miles
Putsborough - 23.6 miles
Croyde - 24 miles
Saunton - 25 miles



Barnstaple Train station - 19.6 miles
Tiverton Parkway - 47 miles



Junction 27 (M5) via A361 - 45.5 miles
Via Dulverton - 41.6 miles



Exeter Airport - 62 miles
Bristol Airport - 97 miles





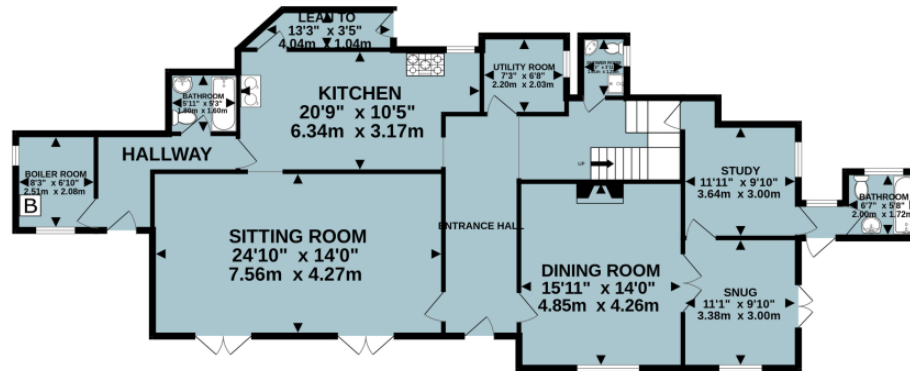




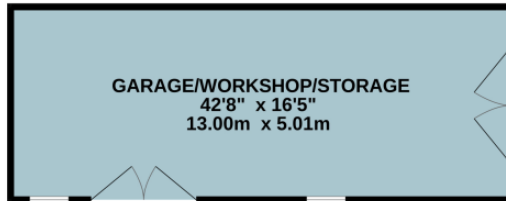




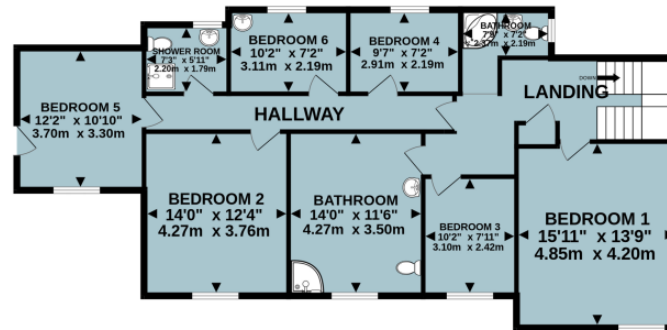
GROUND FLOOR
1497 sq.ft. (139.1 sq.m.) approx.



GARAGE/WORKSHOP/STORAGE
701 sq.ft. (65.1 sq.m.) approx.

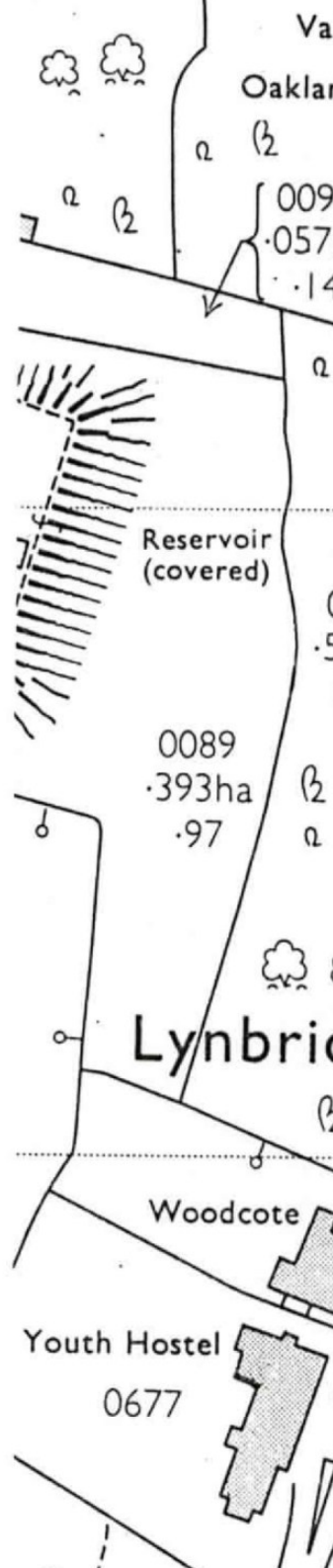


1ST FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



TOTAL FLOOR AREA : 3426 sq.ft. (318.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee







DIRECTIONS

From our office, head down Castle Hill toward Lynmouth and Lynbridge. Continue onto Lynbridge Road for approximately 200 meters. The property will be on the right-hand side and is clearly marked with a *For Sale* board.

DIGITAL MEDIA LINKS - [CLICK](#)

What 3 Words Location - [///powder.tinned.digests](#)

VIRTUAL TOUR

Property Reference [#RSE0522](#)

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