



Oaklands, Brendon

Lynton - Devon



OAKLANDS

Brendon - Lynton - Devon - EX35 6PT

Minehead 15.1 miles Barnstaple 22.3 miles Woolacombe 23.4 miles



Set within approximately two acres of enchanting grounds, this distinguished Victorian home offers 8–9 bedrooms, versatile living across three floors, and sweeping views over the East Lyn River and Exmoor’s dramatic landscape. Blending historic charm with stylish modern upgrades, it’s perfect as a family residence, multi-generational home, or unique lifestyle opportunity with woodland walks, a partly restored mill wheel, and flexible outbuildings.

Freehold Guide Price £850,000



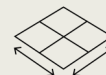
3



9



4



268.3 sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 4 Cross Street, Barnstaple, Devon EX31 1BA

Tel: 01271 233777 Email: residential.barnstaple@gth.net Ref:BAR240109

DESCRIPTION

Set within approximately two acres of enchanting grounds, this distinguished Victorian residence enjoys an elevated position with sweeping views over the East Lyn River and the dramatic landscape of Exmoor. The property effortlessly blends historic charm with tasteful modern upgrades, offering generous and versatile accommodation across three floors. With 8–9 bedrooms, multiple reception areas and beautifully finished bathrooms, the home is ideal for large families, multi-generational living or those looking to explore commercial or lifestyle opportunities.

The setting is truly captivating—private and peaceful, yet a short walk from the villages of Brendon and Rockford. Residents can enjoy scenic valley walks straight from the doorstep, while local inns provide food, drink and a warm community atmosphere within minutes. Lynton and Lynmouth, with their harbour, cliff scenery and everyday amenities, are also close by, and the wider Exmoor National Park offers exceptional walking, riding and wildlife. Despite its rural charm, the location remains practical, with supermarket deliveries available and good connections to Taunton, Barnstaple and the North Devon coastline.

Once serving the neighbouring mill, the house has been sympathetically restored over recent years to create a wonderful fusion of period character and modern convenience. Modern upgrades include a biomass heating system, updated services, and a contemporary kitchen, while original fireplaces, timber features and decorative gable fretwork retain





the home's historic identity. The grounds are equally impressive, featuring woodland walks, lawned areas, a partly restored mill wheel, a stream with waterfall, and several attractive outbuildings including a period barn and the former mill building—perfect for future use as a studio, office or leisure space.

With plentiful parking, electric car charging, and peaceful, wildlife-rich surroundings, this rare home offers a unique lifestyle in one of Exmoor's most picturesque valleys. Currently used as a successful holiday let for up to 14 guests, the property is available with contents by separate negotiation, presenting an exciting opportunity for buyers seeking a distinctive country retreat, private residence or

business venture.

SERVICES & OUTGOINGS

We understand that mains electric is connected to the property. There is a private water supply and private drainage, with heating supplied via a wood burner and biomass boiler.

Council Tax: N/A

SITUATION

Nestled in the heart of Exmoor National Park, the charming village of Brendon offers a peaceful, rural lifestyle with stunning natural beauty on your doorstep. Surrounded by rolling hills, wooded valleys, and the

dramatic East Lyn River, residents enjoy scenic walks, wildlife spotting, and a true sense of tranquillity. Just a short stroll away, local inns provide hearty food, drinks, and a warm community atmosphere, while the nearby towns of Lynton and Lynmouth offer harbourside charm, cliffside views, and everyday amenities. With excellent connections to North Devon's coastline and the wider region, Brendon combines the best of countryside living with practical convenience, making it an ideal location for families, commuters, or those seeking a serene retreat.

Beyond Brendon, the wider Exmoor area offers a wealth of attractions, from scenic coastal towns and sandy beaches to charming market towns and cultural

landmarks. The region is ideal for outdoor enthusiasts, with walking, riding, and water-based activities all within easy reach. Despite its rural charm, Brendon benefits from practical connections: Barnstaple, Taunton, and the North Devon coastline are all accessible by road, making it convenient for commuters or those seeking both a peaceful countryside lifestyle and links to larger towns and cities.

DIRECTIONS

The nearest postcode is EX35 6PT although please refer to What3Words.

For the exact location of the entrance to the parking download the What3Words app and enter: [///groom.blasted.uncle](https://www.what3words.com/room/blasted/uncle)

ADDITIONAL INFORMATION

Broadband: FTTC—Standard broadband is available—highest available download speed 20 Mbps, highest available upload speed 1 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Construction Type: Stone and Brick

Rights & Restrictions: The property is subject to a public footpath that runs through the title boundary,





Denotes restricted
head height

Brendon, Lynton, Devon, EX35 6PT

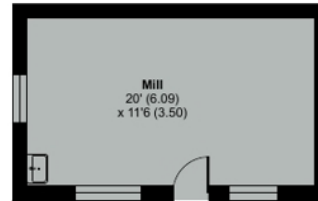
Approximate Area = 2888 sq ft / 268.3 sq m (excludes store)

Limited Use Area(s) = 179 sq ft / 16.6 sq m

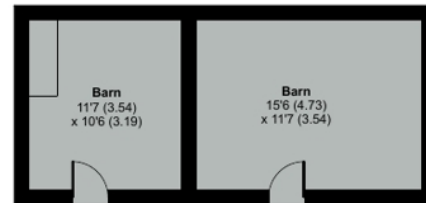
Outbuildings = 529 sq ft / 49.1 sq m

Total = 3596 sq ft / 334 sq m

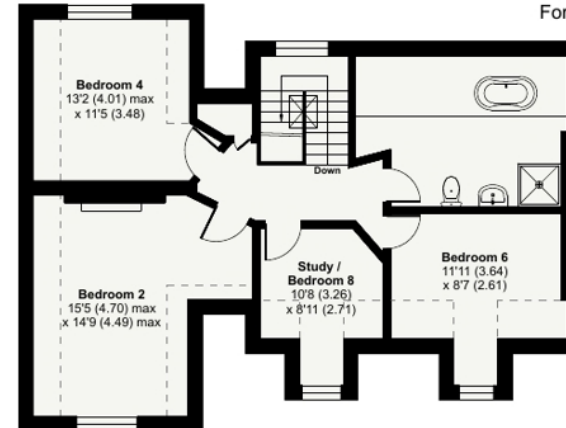
For identification only - Not to scale



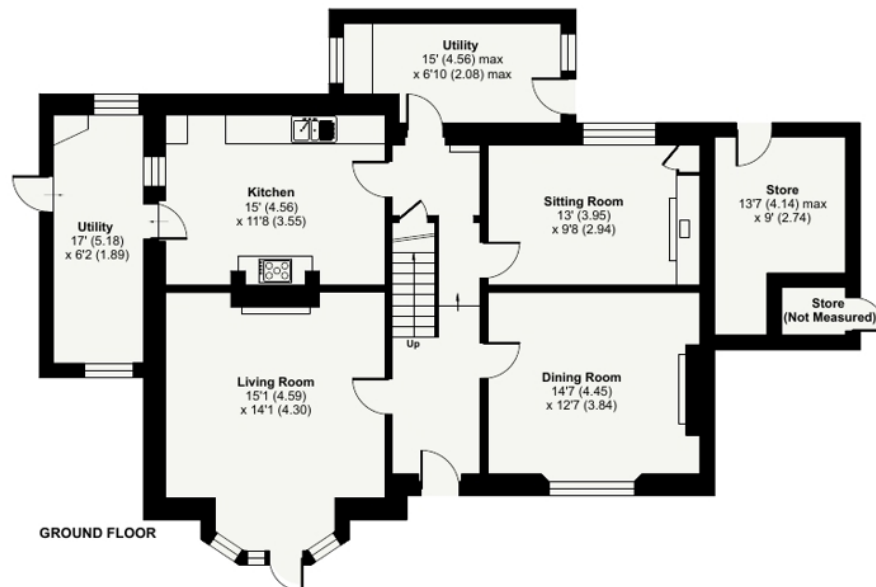
OUTBUILDING 1



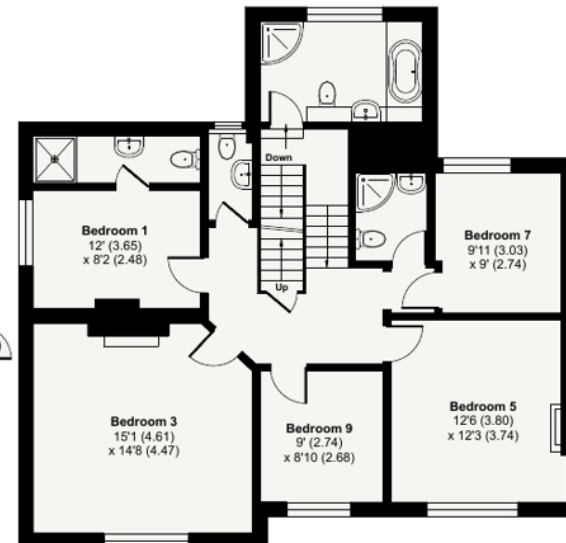
OUTBUILDING 2 / 3



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Greenslade Taylor Hunt. REF: 1383029



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	42 E	
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

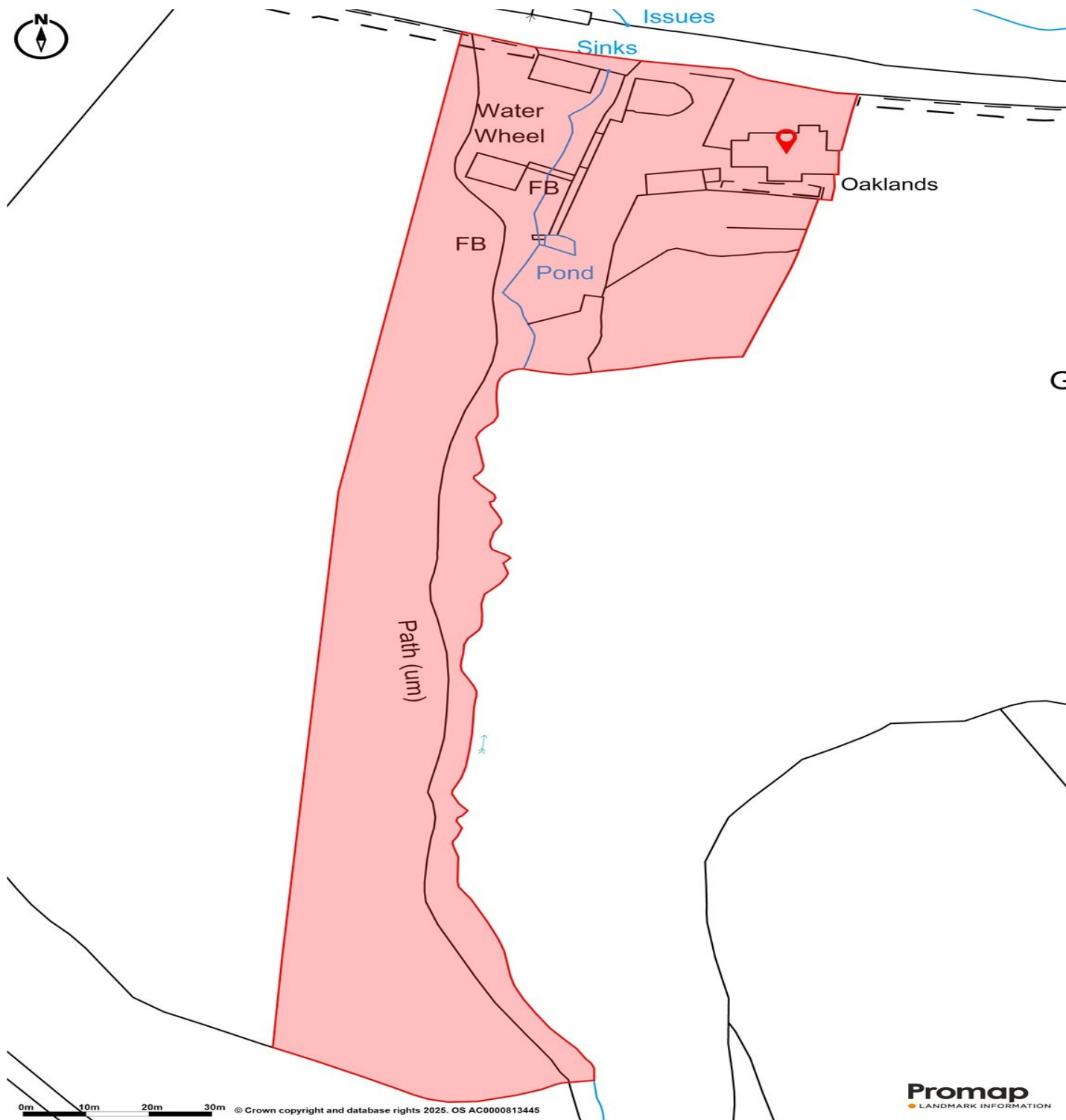
on the other side of the stream, beyond the owners fenced garden.

Agents Notes: There are covenants for the supply of spring water to neighbouring properties but these covenants are not currently in use.









0m 10m 20m 30m

© Crown copyright and database rights 2025. OS AC0000813445

