



EXMOOR
PROPERTY



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LOWER RANSCOMBE FARM
LYNTON - EXMOOR



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LYNTON – DEVON

EX35 6PY

ABOUT THE PROPERTY

Charming 2/3-Bedroom Cottage with 4.69 Acres and Stunning Exmoor Views

Nestled in the heart of Exmoor National Park and enjoying far-reaching views across the surrounding countryside, this delightful 2/3-bedroom cottage has been sympathetically modernised by the current owners to create a welcoming home with country-style living.

The property sits within approximately 4.69 acres of mixed mature woodland and meadows, former trout ponds, bordered by a stream. There are a variety of stone outbuildings, currently used for workshop and storage, which may offer potential for conversion into additional accommodation (subject to planning permission), along with a studio with log burner, a detached garage/workshop, and ample parking for multiple vehicles via the driveway.

Inside, the accommodation retains the warmth and character of a traditional cottage. On the ground floor, there is an entrance porch, living room with log burner, study/third bedroom, kitchen/dining room with solid fuel Rayburn, utility room, cloakroom WC, and rear porch. Upstairs, there are two generously proportioned bedrooms (formerly three) and a bathroom with a roll-top bath.

Key Features

Beautiful Exmoor cottage with traditional charm

2/3 bedrooms, flexible accommodation

Approximately 4.69 acres of mixed woodland and meadow

Stunning countryside and valley views

Mature gardens and outdoor areas ideal for relaxing or entertaining

Stone outbuildings, studio, garage/workshop

Ample parking for multiple vehicles

For layout and approximate room measurement, please see the enclosed floor plan and link to Virtual Tour.





THE AREA

This is more than just a home – it's a gateway to Exmoor's unique way of life. Set in a peaceful rural location, the property offers a rare opportunity to enjoy the very best of country living while remaining conveniently connected, combining tranquillity with accessibility.

Perched high on the dramatic North Devon coastline, Lynton is a charming Victorian town renowned for its breathtaking scenery, coastal walks, and relaxed lifestyle. Often referred to as the "Little Switzerland of England," the town enjoys spectacular views across the Bristol Channel and the rugged cliffs of Exmoor National Park.

The town offers a welcoming community atmosphere with a range of independent shops, cafés, traditional pubs, and everyday amenities. The property is conveniently located within easy walking distance of a wide selection of facilities including restaurants, bars, cafés, local shops, a gym, hairdressers, small supermarkets, a library, a primary school, cinema, tennis and bowls clubs, and a well-attended youth club, as well as places of worship. A regular bus service also provides connections to surrounding towns and villages.

Lynton is famously linked to its picturesque twin village, Lynmouth, by the historic Lynton and Lynmouth Cliff Railway, the world's highest and steepest fully water-powered railway. From here, residents can easily access Lynmouth's harbour, riverside walks, and coastal charm.

Surrounded by the dramatic landscapes of Exmoor, the area is a haven for walkers, cyclists, and nature lovers. Nearby, the iconic Valley of Rocks offers spectacular coastal views, striking rock formations, and its famous herd of wild goats.

Combining stunning coastal scenery, historic character, and a strong sense of community, Lynton is a highly desirable location for those seeking a peaceful North Devon lifestyle while remaining within easy reach of the regional centre of Barnstaple and the wider North Devon coastline.

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.





Lynmouth - 3.1 miles
Lynton - 3.2 miles
Barbrook - 1.7 miles
Valley of Rocks - 3.9 miles
Porlock - 14.6 miles
Minehead - 20.1 miles
South Molton - 19 miles
Barnstaple - 17 miles



Combe Martin Beach - 9.7 miles
Ilfracombe Harbour - 16.7 miles
Woolacombe - 18.2 miles
Putsborough - 21.4 miles
Croyde - 21.2 miles
Saunton Sands - 22.4 miles



Barnstaple Train station - 17.5 miles
Tiverton Parkway - 43.8 miles



Junction 27 (M5) via A361 - 42.7 miles



Exeter Airport - 58.9 miles
Bristol Airport - 90.8 miles









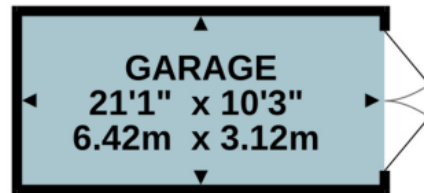




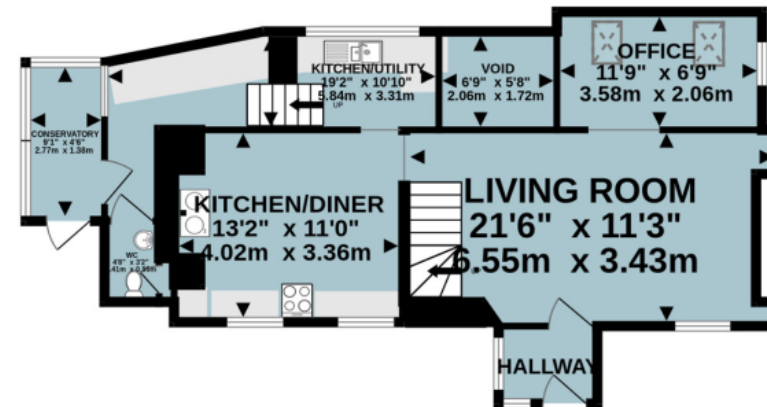
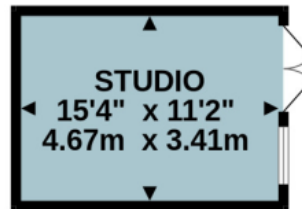
GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

436 s

GARAGE
216 sq.ft. (20.1 sq.m.) approx.



STUDIO
171 sq.ft. (15.9 sq.m.) approx.

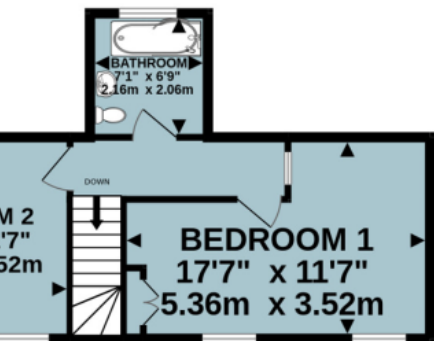


TOTAL FLOOR AREA : 2056 sq.ft. (191.0 sq.m.) approx.

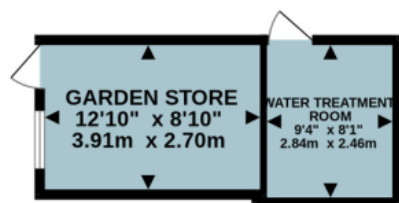
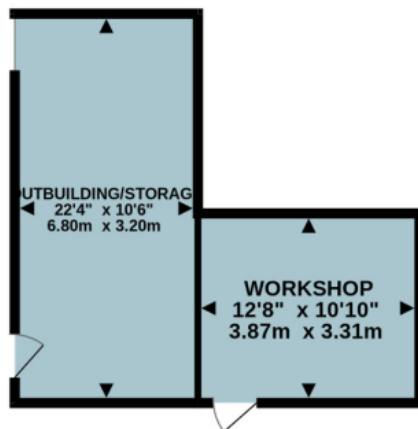
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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1ST FLOOR
sq.ft. (40.5 sq.m.) approx.



OUTBUILDINGS
558 sq.ft. (51.8 sq.m.) approx.



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SERVICES & OUTGOINGS

Services & Heating

The property is served by a **private water supply (borehole)** and **private drainage (septic tank)**. A **solid fuel Rayburn** provides hot water and central heating, with an **immersion heater** on the hot water tank. **Mains electricity** is also connected.

Connectivity

For further information regarding mobile phone signal coverage and internet connections, please see the **Ofcom website**.

Council Tax & EPC

North Devon Council – Band F

(2026/27: approx. £3,932.55 per annum)

EPC Rating – F

Tenure

Freehold

Note: The neighbouring property owns the private lane, with a formal right of way in place allowing Lower Ranscombe Farm access to the property and its land.

IMPORTANT NOTICE

These sale particulars have been prepared 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 make contact prior to viewing the property. To the best of our ability we try to represent the property accurately and honestly. A purchaser must make sure they are satisfied with the property before agreeing to proceed.

A Property Information Questionnaire & Title Register are available to prospective purchasers before committing to proceed with a purchase. We are not legal experts, and you must seek and be guided by your own legal advice. Talk to us if there are any questions or concerns relating to the property.

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DIRECTIONS

From our office in Lynton proceed down Castle Hill and continue straight onto Lynbridge Road and stay on this road until you reach Barbrook. From our office in Lynton, proceed down Castle Hill and continue straight onto Lynbridge Road. Stay on this road until you reach Barbrook. Turn right at the junction onto the A39 and continue for approximately 2.5 km, passing the signs for New Mill Farm Holiday Cottages and Caffyns. The entrance to the property is on the left-hand side, marked by two red brick pillars. Proceed down the private access lane, and the property can be found on the left-hand side with a nameplate.

DIGITAL MEDIA LINKS - [CLICK](#)

What 3 Words Location - [///jazyz.shieldswand](https://www.what3words.com/#!/jazyz/shieldswand)

VIRTUAL TOUR

Property Reference #RSE0580

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