

BRENDON

gth

LYNTON





Lower Tippacott Farm, Brendon, Lynton, Devon, EX35 6PU

Brendon 2.5 Miles ; Minehead 14.8 Miles; South Molton 18.8 Miles

2 5 2 178 sq m

Situated within Exmoor National Park, this charming five-bedroom chalet bungalow enjoys a wonderful rural setting within approximately 1.5 acres of gardens and paddocks. Offering versatile family accommodation, a two storey barn, stables and outbuildings, the property presents an exceptional opportunity for those seeking an idyllic country lifestyle with equestrian or smallholding potential.

NO ONWARD CHAIN

Freehold Guide Price £650,000

DESCRIPTION

Nestled within the heart of the breathtaking Exmoor National Park, Lower Tippacott Farm presents a rare opportunity to acquire a beautifully presented five-bedroom bungalow set within approximately 1.5 acres of gardens and paddocks. Enjoying a peaceful rural setting surrounded by rolling countryside, the property offers an idyllic lifestyle for families, equestrian enthusiasts and those seeking a quieter pace of life.

The well-maintained accommodation is complemented by a substantial range of outbuildings, stables and a detached two-storey barn, offering excellent versatility for a variety of uses, subject to any necessary consents. Mature, well-stocked gardens provide colour and interest throughout the seasons, while the adjoining paddocks offer practical grazing land and further lifestyle appeal.

With direct access to some of Exmoor's finest riding and walking country, including exceptional hacking right from the doorstep, Lower Tippacott Farm combines the comforts of a welcoming family home with the freedom and enjoyment of country living in one of North Devon's most sought-after locations.

The accommodation comprises: a central entrance hall which provides access to all rooms, stairs to the first floor and door to the rear garden. The generous sitting room is a bright and comfortable space with a large picture window. An attractive fireplace with wood-burning stove creates a charming focal point. The adjoining dining room offers a more formal setting for family meals and gatherings.

At the heart of the home lies a well-appointed farmhouse-style kitchen, fitted with a range of wall and base units complemented by generous work surfaces and a central island, double oven, built in microwave, oil fired aga and Belfast sink with mixer tap. There is also a walk in Pantry. Filled with natural light from multiple windows, the room offers an ideal balance of practicality and sociable living, with ample space for informal dining and door to the rear.



Adjoining the kitchen is a downstairs WC and utility room with sink and drainer also space and plumbing for a washing machine.

The ground floor also benefits from three bedrooms, offering a high degree of flexibility for multi-generational living or guest accommodation, with bedroom three having the added benefit of fitted wardrobes.

Stairs rise to the first floor galleried landing, with large cupboards. There are two further double bedrooms, both enjoying countryside views, built in storage and access to the eaves. Bedroom one benefits from an ensuite fitted with a bath, wash hand basin and WC.

For layout and approximate room measurement please see the enclosed floorplan.

OUTSIDE

Lower Tippacott Farm is approached via a private lane, which they have access across, leading to a delightful and private setting in the heart of Exmoor National Park. The property sits within approximately 1.5 acres, comprising mature gardens, paddocks and an excellent range of outbuildings, making it ideally suited to those seeking an equestrian or country lifestyle.

The gardens have been thoughtfully established and feature areas of lawn interspersed with mature shrubs and trees. A paved seating terrace provides an attractive space for outdoor dining and entertaining, whilst a further raised seating area enjoys power for a hot tub and elevated views across the surrounding countryside.

Beyond the gardens lie two well-fenced paddocks enclosed by stock fencing, providing grazing land and direct appeal to equestrian purchasers. There is also direct access from the adjoining lane onto Exmoor's extensive network of bridleways and open moorland, affording exceptional hacking opportunities straight from the doorstep.

The equestrian facilities include a field shelter and hay store, together with a range of traditional stone-built stables.

A detached two-storey stone barn offers considerable potential, with plans previously prepared for conversion into a one-bedroom holiday let, subject to any necessary consents. The barn has light and power and is partially insulated.

Three is a steel-framed workshop incorporating a two-post vehicle ramp, providing excellent space for vehicle maintenance, storage, agricultural use or a variety of workshop-based pursuits.

SERVICES & OUTGOINGS

We understand mains electric, private bore hole water, private treatment plant drainage. Oil central heating, solar panels are connected for hot water.

North Devon Council - Tax band D

SITUATION

Nestled in the heart of Exmoor National Park, Lower Tippacott Farm is minutes away from the charming village of Brendon. 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

What3Words: /// fond.pockets.rather

ADDITIONAL INFORMATION

Broadband: Copper broadband is available—highest available download speed 21 Mbps, highest available upload speed 1 Mbps. (Based on Openreach data).

Mobile Coverage: Variable coverage available via EE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider. (Based on Ofcom data)

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%)(Gov UK data)

Construction Type: Bungalow brick construction

AOC/Cert of lawfulness TBC



VIEWING

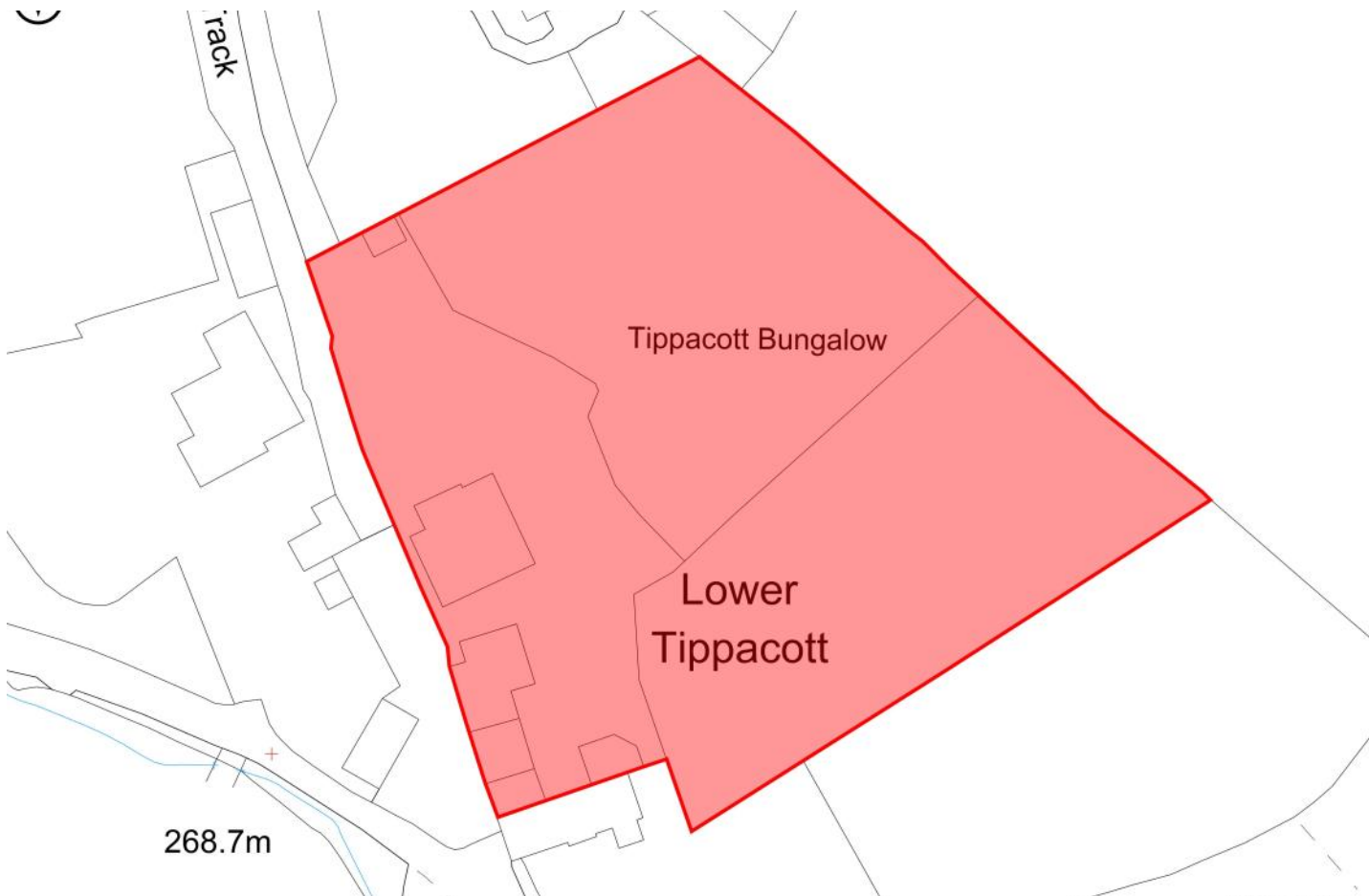
Strictly by appointment with the agents
Greenslade Taylor Hunt.

23 Broad Street, South Molton, EX36 3AQ

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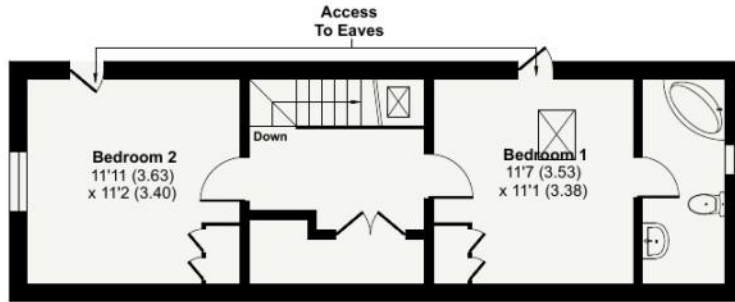
Lower Tippacott Farm Brendon, Lynton, Devon, EX35

Approximate Area = 1914 sq ft / 177.8 sq m

Outbuilding = 1518 sq ft / 141 sq m

Total = 3432 sq ft / 318.8 sq m

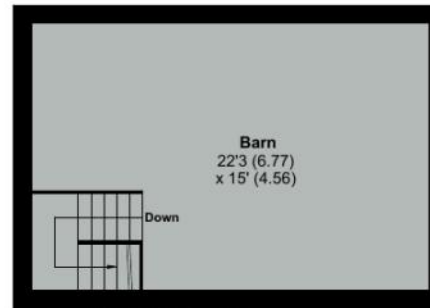
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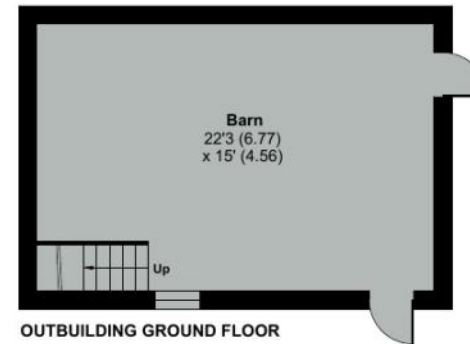
FIRST FLOOR



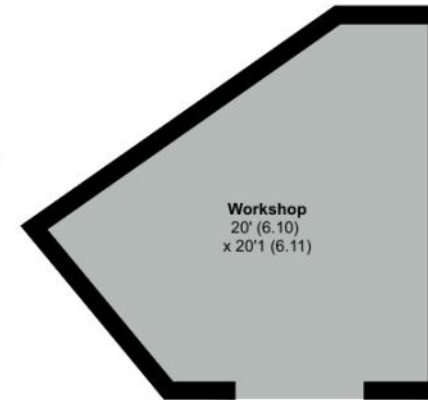
GROUND FLOOR



OUTBUILDING FIRST FLOOR



OUTBUILDING GROUND FLOOR



OUTBUILDING 3



OUTBUILDING 4 / 5



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1485223



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	48 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.



An aerial photograph of a rural landscape. The foreground and middle ground are dominated by large, vibrant green fields, some of which are separated by dark green hedgerows. A small farmstead with several buildings, including a prominent red-roofed structure, is situated in the lower-middle part of the image. The background shows rolling hills and a distant coastline under a clear blue sky. A red rectangular box with the white text 'gth' is positioned in the upper center of the image.

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