



Maysmore, Lynmouth, Devon

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Maysmore, Clooneavin Path, Lynmouth, Devon EX35 6EE

A beautifully presented five-bedroom property, set in a superb elevated coastal position overlooking Lynmouth

Minehead 17.5 miles, Ilfracombe 18 miles,
Barnstaple 18 miles, Exeter 54 miles

Reception hall | Sitting room | Kitchen/breakfast room | Utility | Cloakroom | Five bedrooms
Family bathroom | Shower room | Cellar
Garden | EPC rating G

The property

Maysmore is an impressive semi-detached house, offering well-presented accommodation arranged over two floors. The property has large windows making the most of the magnificent sea views, together with stylish high-quality fittings and elegant décor throughout. The property sits in an elevated position and enjoys outstanding coastal views over Lynmouth and the sea beyond. The front door opens onto a spacious and welcoming entrance hall, currently used as an additional reception space with a feature fireplace, a large bay window and French doors that open out onto the elevated terrace. The main reception room is the semi-open plan living space that comprises a light-filled sitting room and kitchen/breakfast providing an impressive family and entertaining space. The sitting room has a large bay window taking in the impressive views, while the breakfast area also has a large window overlooking the seafront. The kitchen has plenty of storage space in painted wooden units to base and wall level, as well as a central island and modern integrated appliances. The kitchen benefits from an adjoining utility room providing further space for appliances. The ground-floor accommodation is completed by a useful cloakroom. The property also benefits from a cellar that provides further storage space.

The first floor has five well-presented bedrooms including the principal bedroom that benefits from extensive built-in-storage and enjoys outstanding coastal views. The first floor accommodation is serviced by a modern family bathroom and a useful additional shower room. The attic space provides conversion opportunities for further accommodation subject to the necessary consents

Outside

There is paved terracing to the side and rear of the house which provides a wonderful vantage point for taking in the views across the charming village, its idyllic harbour and the sea beyond. The property also enjoys half an acre of garden/ wooded hillside. There are two parking spaces on the lane adjacent to the house, while further on-street parking is available on the lane below the property.

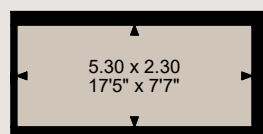
Location

The charming village of Lynmouth lies on the North Devon coast, surrounded by stunning countryside in an Area of Outstanding Natural Beauty. The village has a picturesque harbour, a stretch of beach and is penned in by dramatic hills to the south, giving the village sense of peace and seclusion. There is easy access to the South West Coast Path, with the village being a popular setting-off point for magnificent coastal walks. Around the corner from Maysmore is the much loved 'Rising Sun' hotel and pub, who have recently hired former MasterChef champion and award winning Michelin Star chef, Anton Piotrowski. The property is also 2 miles from the famous Valley of Rocks and Watersmeet, offering fishing, canoeing and woodland walks. Lynmouth has various shops, cafés, and restaurants, while the neighbouring town of Lynton provides further facilities, including a choice of shops. There is a primary school in Lynton, with further schooling, both primary and secondary, and a more extensive range of amenities and facilities are available in Ilfracombe, Minehead and Barnstaple. The nearby A39 provides access to the surrounding towns and the A361, for routes towards Exeter and the M5.

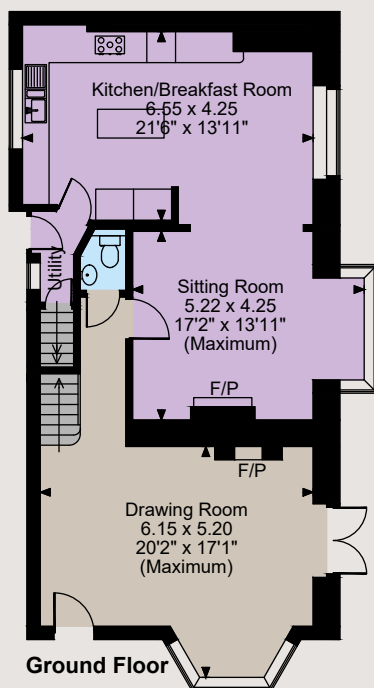




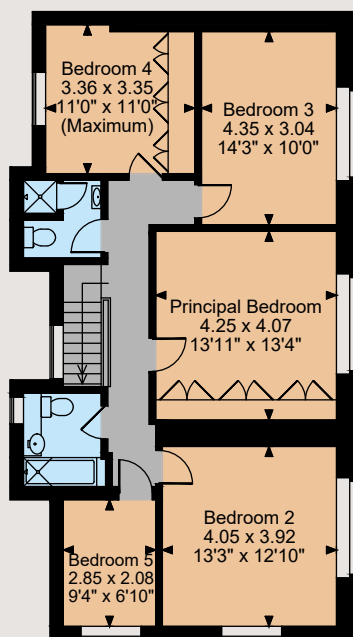
Floorplans
House internal area 2,029 sq ft (189 sq m)
For identification purposes only.



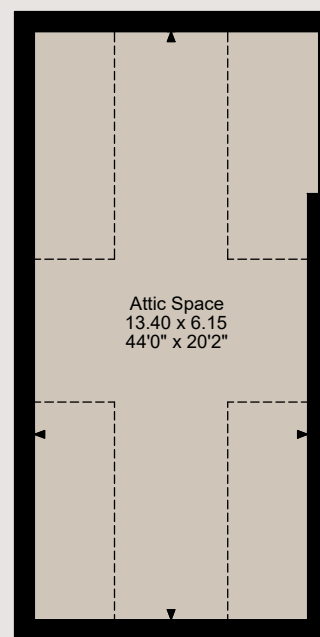
Basement



Ground Floor



First Floor



Attic Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Directions

From Exeter, take the A396 north away from the city, and after passing through Tiverton, take the A361 heading west towards Barnstaple. Follow the A361 for 19 miles, then at the North Aller Roundabout, take the fourth exit onto the A399. Follow the A399 for 12 miles, then turn right onto the A39. After a further six and a half miles, turn left onto the B3234/Barbrook Road and continue for a mile, before keeping right to stay on the B3234/Lynmouth Hill. After a quarter of a mile, take the lane on the left-hand side, and you will shortly arrive at the property.

General

Local Authority: North Devon Council

Services: Mains electricity, water and drainage. Oil-fired central heating.

Council Tax: Band E

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/engb/mobile-coverage>

Tenure: Freehold

Guide Price: £695,000

Exeter

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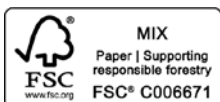
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