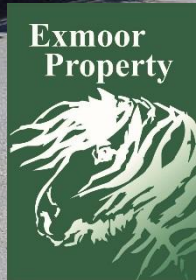




# Croft House, Lynton, Exmoor



# Croft House, Lydiate Lane, , EX35 6HE

**Beautiful, spacious Georgian home with income in the Exmoor coastal village of Lynton. Currently traded as a lifestyle B&B, this Grade 2 listed property has period features throughout, 6 double rooms with ensuites, a self-contained apartment, beautiful airy reception rooms and a walled garden to the rear. A beautiful home in a very special part of Exmoor.**

## Price: £465,000 Freehold

Croft House is approached from Lydiate Lane through a pillared lime-wash wall into the front garden. Slate steps rise to

### Gabled Entrance Hall

An outer front door leads into an outer hall with windows surrounding and roof beams. An inner front door leads into

### Hallway

Doors to Sitting Room/Dining Room, Front Living Room, Kitchen/Breakfast Room. Stairs, with Georgian stick balustrade, rise to a half-landing with tall sash window to the rear, throwing light to both first and second floors. Stairs turn and rise to the centre of the first-floor landing.

### Sitting Room/Dining Room

#### Sitting Room Area

Large sash window with period wooden window shutters to the front. Period fireplace with cast-iron mantel and tile insets. Built-in shelves. Wall lighting, ornate coving and ceiling rose.

### Dining Area

Period fireplace with dwarf shelving to one side. Double french doors, with surrounding lights, open into the rear garden.

### Suite 1

Large bedroom with window to the rear, built-in wardrobe and separate bathroom & WC

### Suite 2

Double bedroom with double-aspect windows to front, sitting area and en-suite shower room & WC

### Suite 3

Double bedroom with window to rear, built-in wardrobe, en-suite bathroom & WC.

### Suite 4

Double bedroom with window to front, en-suite bathroom & WC.

Stairs from the first-floor rise to

### Second Floor

#### Suite 5

Twin room with window to front with views across the village, en-suite bathroom & WC. Sloping ceiling with beams

#### Room 6

Window to front. Pedestal wash basin. Currently used as a craft room/storage.

### **Front Living Room**

Large sash window with period window shutters to the front. Ornate baroque-style fireplace with marble inset. Dwarf cupboards

### **Kitchen/Breakfast Room**

#### **Breakfast Area**

A range of wall and base units with worktop over, recessed cupboards and large pantry/laundry cupboard. Space for table and chairs. Breakfast bar with high feature mantel. Vinyl floor.

#### **Kitchen Area**

Stainless steel sink and drainers. Hand wash sink. Lightwell. Electric range oven with 7-ring calor gas hob. Commercial dishwasher. Vinyl floor. Window and opaque glazed door to the rear garden.

From the Hallway, Stairs descend to the rear to the Utility/Laundry room, with oil-fired boiler, hot water tank and space & plumbing for washing machine and dryer. Stairs turn and descend to

### **Lower Ground- Floor Accommodation**

#### **Sitting Room**

Window to front. Period fireplace. Fitted cupboards and shelving.

#### **Bedroom**

Windows to front. Built-in wardrobes & cupboards.

#### **Bathroom**

Low level flush WC, pedestal wash basin & panelled bath with shower attachment. Chrome towel rail. Feature stained glass internal window. Tiled floor.

### **First Floor**

Stairs rise into the centre of the landing, from which doors to



### **Separate Shower Cubicle**

Concertina door from landing

### **Separate WC**

Low level flush WC.

### **Suite 7**

Double bedroom with window to front with village views toward the sea & en-suite bathroom & WC. Sloping roof with beams.

### **Rear Garden**

Accessed from the rear of the Dining Room via the French doors, the rear walled garden offers a high degree of privacy. There is a patio with space for table and chairs, from which steps rise through mature shrubs and trees, with retaining stone wall planters, to the higher garden terraces. Beautifully designed to offer private seating areas amongst the planting, a path leads to the rear and along to a gravelled area with a love seat and trellising. Steps descend to the back door of the kitchen.

**For details and viewings, contact sole agent**

# **Exmoor Property**

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