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Changing Lifestyles

Rookery Cottage
Sinai Hill
Lynton
Devon
EX35 6AR

Guide Price: £420,000 Freehold



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01271 866 699
ilfracombe@bopproperty.com

Rookery Cottage, Sinai Hill, Lynton, Devon, EX35 6AR

Elegant Detached Home Nestled in the Heart of Lynton's Natural Beauty...



- Detached characterful house
 - Stunning views
- Private driveway and off-road parking
 - Peaceful setting
 - Remarkable garden
- Great holiday let investment
 - EPC: D
 - Council Tax Band: C



We are delighted to present this exceptional detached residence, nestled in the heart of Lynton, one of North Devon's most picturesque and sought-after coastal towns. Surrounded by dramatic landscapes and breathtaking sea views, this immaculately presented home offers an outstanding blend of charm, comfort, and lifestyle.

Set in a tranquil position close to green open spaces and the South West Coast Path, the property enjoys an elevated outlook and a strong sense of privacy. With an EPC rating of D and falling within council tax band C, it is ideally suited for those seeking a main residence, a refined second home, or a high-quality investment.

Inside, the home features two generously sized bedrooms, a stylishly appointed bathroom, and a thoughtfully designed kitchen. The open plan living space is filled with natural light from large windows, and a characterful fireplace adds warmth and charm. French doors open onto a private garden, perfect for alfresco dining and relaxing.

Upstairs, the principal bedroom is a standout feature, offering its own French doors that lead onto a raised decked terrace. This peaceful outdoor space is ideal for enjoying morning coffee or evening sunsets while taking in the surrounding views.

The property also benefits from approximately 0.4 acres of enchanting woodland-style gardens. Wooden steps meander through the trees to a private elevated decked viewpoint, providing a secluded retreat among bluebells and mature greenery.

Further enhancing its appeal, the property includes convenient off-road parking and effortless access to the natural beauty that defines this remarkable location.



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Lynton is a small town on the Exmoor coast standing on top of the cliffs above the picturesque harbour village of Lynmouth. Lynton and Lynmouth are connected by the Lynton and Lynmouth Cliff Railway. Lynton was once the terminus for the narrow-gauge Lynton & Barnstaple Railway which served both towns. Two villages on the coast, one above the other, Lynton and Lynmouth were known by the Victorians as Little Switzerland. Lynton is an attractive village with a museum and good range of restaurants, cafes, tearooms and art/craft shops. The town hall, also home to the visitors' centre, hosts dramas and exhibitions and positioned next door to an Art and Craft centre and the village cinema. There are many hotels and guest houses in Lynton and Lynmouth. Down in Lynmouth, the two rivers, The East and West Lyn, join. The East Lyn runs to Watersmeet and the West Lyn runs South through Barbrook. Watersmeet boasts a National Trust tea room and the walk from Lynmouth to Watersmeet is very popular. The Valley of the Rocks, a short walk from Lynton, is another area worth visiting with breathtaking scenery and flocks of wild goats.



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Internal Description

Main Entrance - UPVC double-glazed French doors leading to:

Living Room - 12' x 19'7" (3.66m x 5.97m)

UPVC double-glazed window to side elevation, UPVC double-glazed door to garden, tiled flooring, log burner, spiral stairs leading to upper floors, electric radiators x2, opening leading to dining room.

Dining Room - 9'9" x 9'10" (2.97m x 3m)

UPVC double-glazed window to front and side elevations enjoying sea views, tiled flooring, radiator, opening to:

Kitchen - 8'3" x 7'11" (2.51m x 2.41m)

UPVC double-glazed windows to side elevation, quartz-effect countertops, Belfast sink inset into countertops, a range of wall and base units, tiled splash backing, integrated Lamona dishwasher, integrated Zanussi washing machine, integrated Lamona microwave, Aga oven, spotlights, tiled flooring, integrated mini fridge.

Landing - UPVC double-glazed window to rear elevation, double-glazed skylight, door leading to:

Bathroom - 8' x 7'8" (2.44m x 2.34m)

UPVC double-glazed frosted windows to side elevation x2, low-level flush WC, heated towel rail, panel bath with rainfall shower over, tiled splash backing, wash hand basin with storage below and vanity mirror above, tiled flooring, extractor fan.

Bedroom One - 8'10" x 18' (2.7m x 5.49m)

UPVC double-glazed window to front elevation, UPVC double-glazed window to side elevation, UPVC double-glazed French doors to the patio, electric radiator.

Bedroom Two - 9'6" x 9'6" (2.9m x 2.9m)

UPVC double-glazed window to front elevation enjoying sea views, radiator.

Outside - The property is accessed via a stone-chipped driveway, with pedestrian rights of way for two neighbouring homes, providing ample off-road parking. A secluded seating area is tucked away to the side, offering a private spot to relax. Beyond the garden, buyers will enjoy approximately 0.4 acres of enchanting woodland, reached by wooden steps leading to an elevated decking area nestled among mature trees and bluebells. A perfect retreat to soak in the natural beauty and tranquillity.

AGENT NOTES - This property is a traditional stone and brick construction, located in an area with a very low flood risk. It has direct connections to mains electricity, water services and sewage. The property also has access to broadband services with estimated speeds as follows: Standard at 18 Mbps, Superfast at 80 Mbps, and Ultrafast at 1800 Mbps. Mobile service coverage is good. Currently, there are no planning permissions in place for this property or any nearby properties. There is a public footpath which crosses the boundary of the property which we are reliably informed is barely used.



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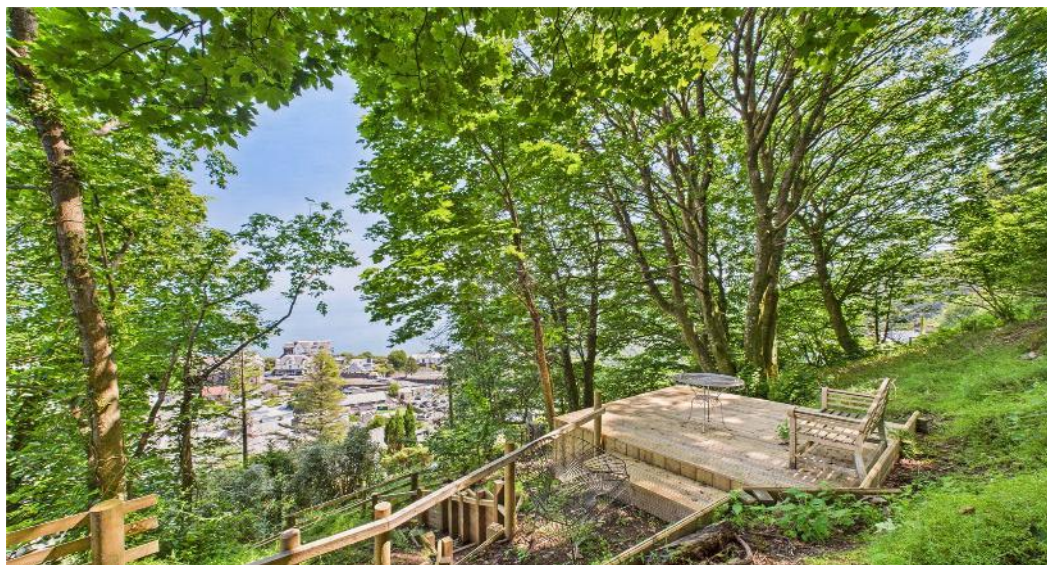


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Directions

Starting from our office at 119 High Street, Ilfracombe, EX34 9EY, head north out of town and join the A39 towards Barnstaple and Porlock. Follow the scenic A39 for around 30 minutes through North Devon's beautiful countryside. As you near Lynton, take the B3234 Countisbury Hill, a steep and winding road descending toward Lynmouth. Once in Lynton, follow local signs to Sinai Hill, navigating narrow lanes until you reach Rookery Cottage, EX35 6AR.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find
and buy your new home...

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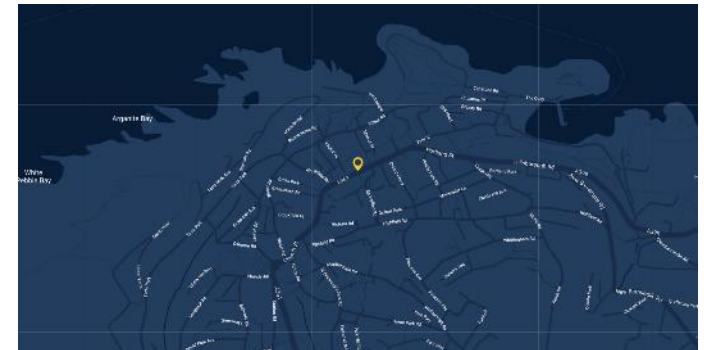
Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 866 699 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

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for a free conveyancing quote and
mortgage advice.



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