

ROCKTON.
Lynton, Devon.





PREFACE.

Rockton House (Main house):

Open-plan kitchen/dining room with walk in larder | Sitting room | Snug with adjoining bathroom (which could be used as an additional bedroom) | Principal bedroom with adjoining dressing room and bathroom | Bedroom with adjoining bathroom

Rockton Mews (Adjoining house next door):

Entrance Hall/boot room | Open-plan kitchen, dining room and sitting room | Utility room/pantry | Cloakroom | 2 Bedrooms, both with adjoining bathrooms

Garden and Grounds:

Beautiful stepped garden and an assortment of terraces taking in views of the sea ahead and mature woodland below

Private off-road parking

Garage

Approximately 0.76 acres

For sale Freehold:

In all about approximate total area: ??? sq m / ??? sq ft



WHY WE LOVE ROCKTON.

‘Perched on the cliffs above Exmoor’s rugged coast and surrounded by temperate rainforest, Rockton combines unbeatable sea views with seclusion, style and comfort.’

Built in the 1870s Rockton was originally the coach house and ancillary accommodation for a Victorian mansion. The current owner has conducted a full renovation, completely refurbishing Rockton to a fantastic standard with meticulous attention to detail throughout.

The property is located at the end of a no through road, down a private driveway and has private access to the South West Coast Path, both to Lynton and The Valley of Rocks. A footpath further up the lane gives access to the beach within several minutes’ walk.

Its position is extremely peaceful and private, whilst also enjoying outstanding coastal views from its expansive windows, gardens and terraces and the soft sound of the sea in the background. The whole

property is only visible from the air and the sea.

The exterior of the building with its distinctive spire tower have been carefully restored, including a new roof covered in an expertly matched mix of original and reclaimed tiles.

The interiors are understatedly sophisticated with clean lines and a timeless feel. High-end brands have been used throughout the property, including DeVol fixtures in the kitchen.

Rockton has excellent eco credentials with high levels of insulation ensuring low running costs. It also has a positive input ventilation system which keeps the building constantly refreshed and aired whilst the windows are closed. It also benefits from full fibre broadband.



LAYOUT.

The property is comprised of Rockton House, which is the main house and living space, and Rockton Mews, which is an adjoining self-contained house next door. Both have their own separate access and private outlook with lovely sea views. Rockton Mews has the ability to function as a separate holiday let generating considerable income whilst also retaining the flexibility to be smoothly incorporated as an extension of adjoining Rockton House to function as a substantial single dwelling to host family and friends.

ROCKTON HOUSE.

Rockton house is accessed via a beautiful, stepped garden and a large stone terrace which lead into an impressive triple aspect open family kitchen. The kitchen has patinated oak flooring, attractive handmade units with local slate tops, a wine fridge, an electric aga, (as well as separate oven and induction hob), and a large island/breakfast bar with local oak top. There is a dining area with space for a long table perfect for entertaining at one end next to a seating area with natural slate floor and a charming ESSE log burning range. A walk-in larder and plumbed plant room provide additional storage. The entire space is predominantly glazed with floor to ceiling glass doors leading out onto a generous wrap around terrace which takes full advantage of the sea views and provides extra space for outside entertaining.

A winder staircase leads up to the sitting room upstairs with reclaimed wood floor and ceiling, large windows and glazed door leading onto a second wrap around terrace. The room includes a cosy logburner and a built-in double day bed, perfect for a cosy reading spot. The snug next door has an open fireplace and an adjoining shower room making this room a flexible space which could be used as an additional bedroom.

The top floor is made up of the principal bedroom with adjoining bathroom with walk in shower and separate bath. Another double bedroom with adjoining dressing room and shower room. Both bedrooms have sea views.













ROCKTON MEWS

Rockton Mews is attached to Rockton House and accessed via a separate gravelled private driveway with parking.

The layout has an upside-down approach with the front door opening into a large entrance hallway and boot room with double bedrooms leading off to either side.

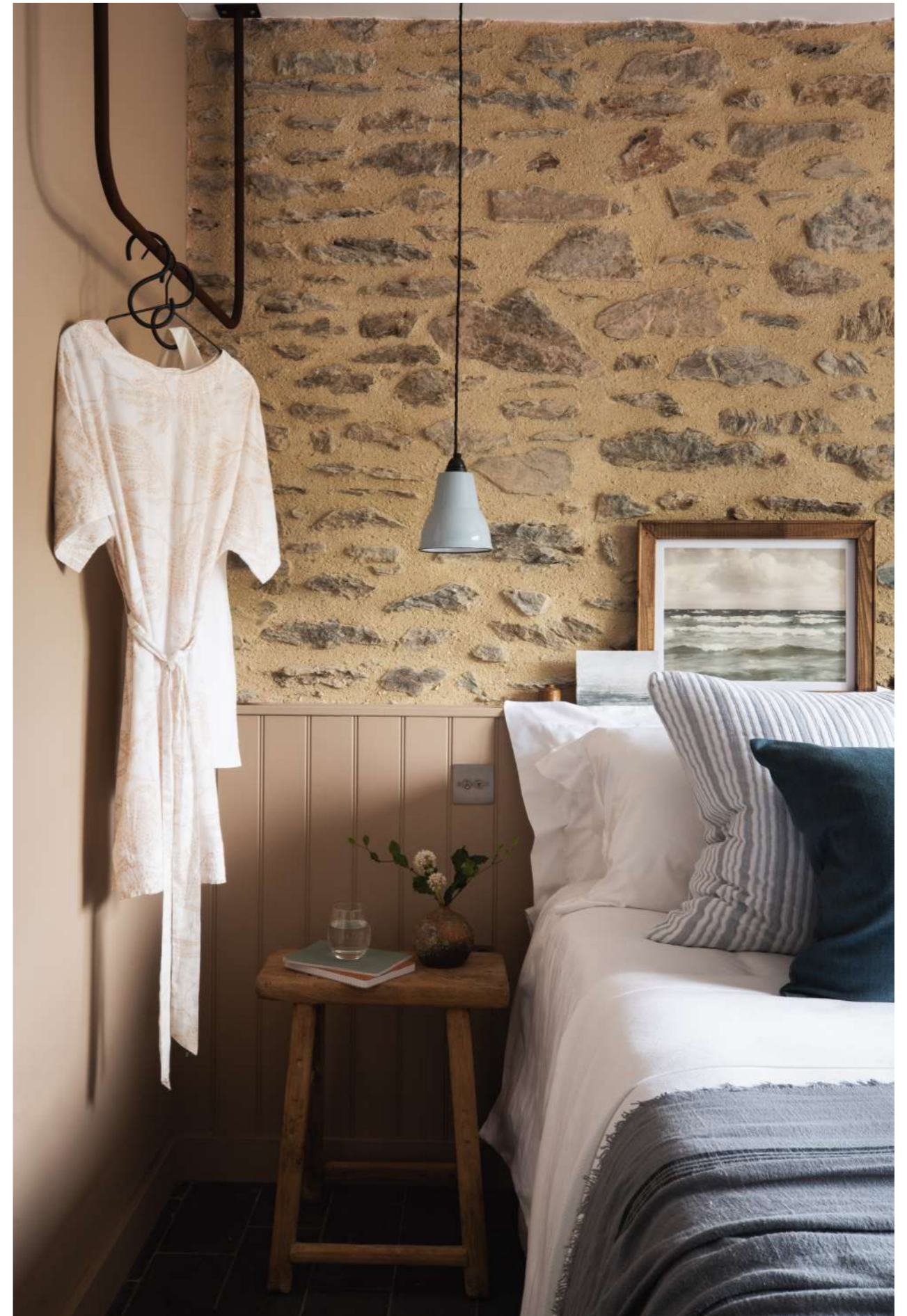
The first bedroom has an adjoining bathroom with deep free-standing roll-top bath, walk-in shower, and a separate WC. The second bedroom has an adjoining shower room with walk-in shower.

The first floor houses a wonderful open living space with high vaulted ceiling, reclaimed wooden floor and huge windows with sea views. At one end sits the fully equipped kitchen with aged slate prep surfaces, huge handcrafted wooden central island, and utility room/pantry with more storage, zinc-topped units and cloakroom behind. The other end includes a dining area and a sitting area featuring a woodburner sitting on a plinth of handmade bricks with a glass door opening out onto a large terrace which sits above a single garage.









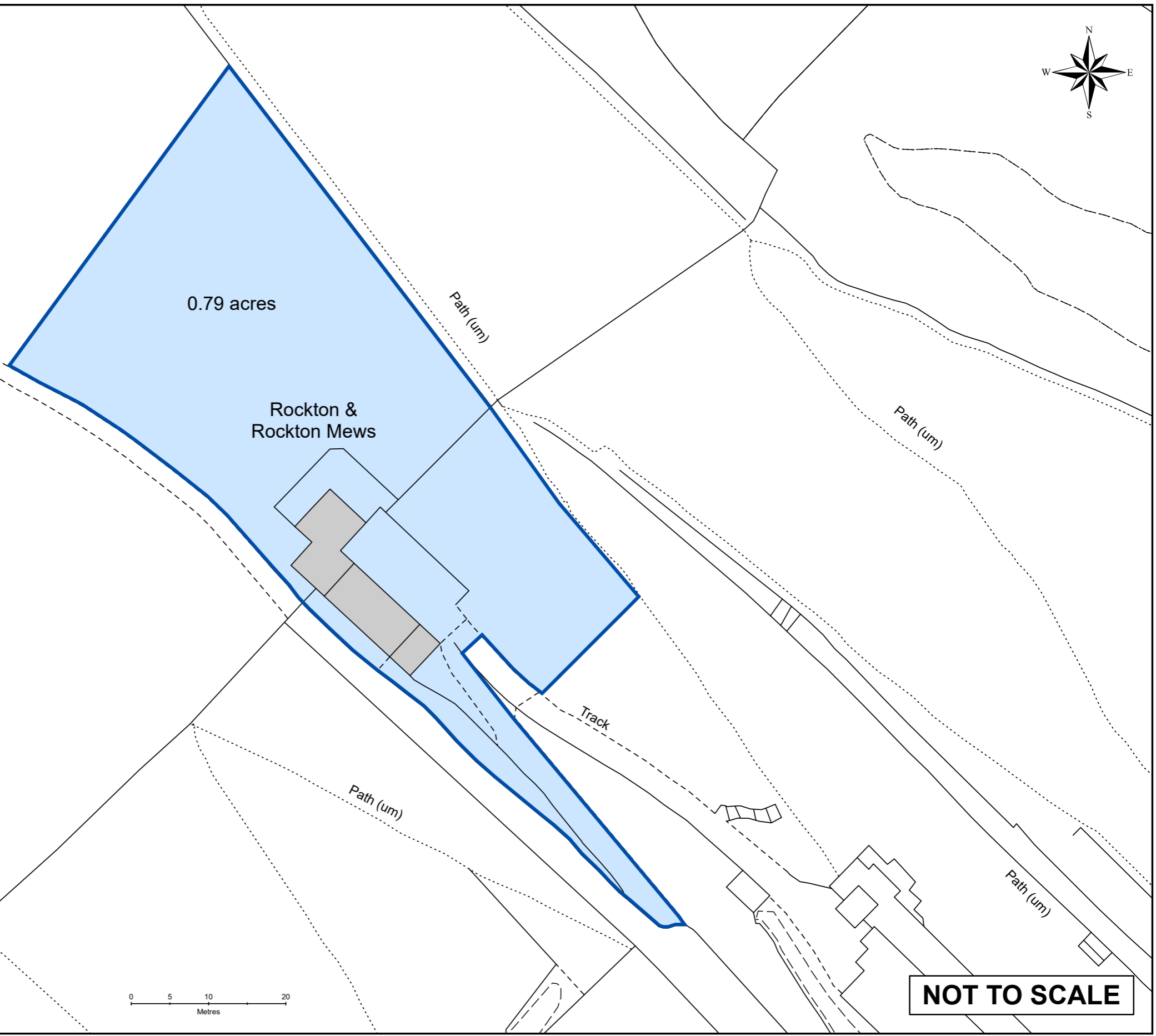
SPECTACULAR WILD LANDSCAPES WITH EXCELLENT WALKING, AND SPORTING OPPORTUNITIES.

‘Stunning coastline, high moors, deeply wooded valleys, rivers, waterfalls and hidden secluded coves and beaches. The area is renowned for being a World Surfing Reserve and its fantastic access to spectacular natural landscapes and walking routes.’

There is an abundance of foot, cycle and bridle paths right on the doorstep with the Two Moors Way, The Coleridge Way, The Tarka Trail and Southwest Coast Path all coming together in one place and the rugged wilds of the Exmoor National Park are within several minutes' drive.

There are also plenty of excellent sporting opportunities. The beaches at Lee Bay and Woody Bay are both a lovely walk away and boast wild swimming spots, with Woody Bay having a Victorian rock swimming pool and waterfall shower. There are further wonderful beaches at Woolacombe, Croyde and Saunton Sands just down the coast. Lynton and Lynmouth are part of the prestigious North Devon World Surfing Reserve and there is freshwater fishing available on the East Lyn, Exe, and Barie, with sea fishing, kayaking and sailing from Porlock Weir and Lynmouth.





0.79 acres

Rockton &
Rockton Mews

Path (um)

Path (um)

Track

Path (um)

Path (um)

NOT TO SCALE

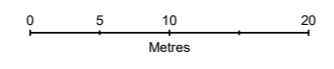


Note: This plan is for identification purposes only. It is believed to be correct but its accuracy is not guaranteed.

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‘From romantic poets to novelists, North Devon’s dramatic landscape has long inspired people. Several of the best loved romantic poets and writers settled in the region and have lent their names to walking trails and even towns. Arguably the most famous literary works to come out of North Devon are the classic novels Lorna Doone and The Rime of the Ancient Mariner, but there are plenty more that have used the landscape as the setting for their novels and poems.’



ROMANTIC COASTLINE MEETS RUGGED MOORLAND

Exford 15 miles | Taunton 41 miles | Tiverton Parkway 43 miles
Exeter 53 miles | Bristol 81 miles

(Distances and times approximate)

Rockton's fabulous position enjoys panoramic views of Foreland Point and over the Bristol Channel to Wales and the Brecon Beacons. Deep combs with natural oak woods run down to the sea on this stretch of the north Devon coastline in sharp contrast to the heather moors at the top of the cliffs and beaches at the bottom.

Daily amenities and essentials are within walking distance in Lynton and Lynmouth where there are also delicatessens, lovely antiques shops, art galleries, a small cinema,

artisanal coffee roastery, a thriving array of pubs and restaurants, and prime produce on offer in the local farm shop and fresh fish van.

Nearby Porlock offers additional pubs, restaurants and shops. For seafood lovers the world-class drive over Exmoor to the delightful Porlock Weir for fresh oysters is a must. Rockton lies within the Exmoor National Park where the rural villages of Exford and Simonsbath offer a further range of shops and fantastic pubs.

TRANSPORT LINKS

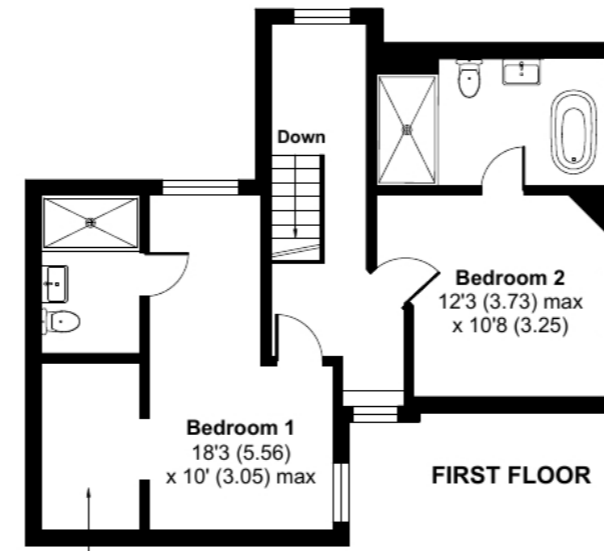
Transport links to the area include the M5 motorway at Bridgwater Taunton and Tiverton. There is also a mainline railway station at Tiverton Parkway and Taunton with regular services to London Paddington in less than two hours. Airports at Exeter and Bristol provide regular flights to UK and international destinations.

Rockton, North Walk, Lynton, EX35

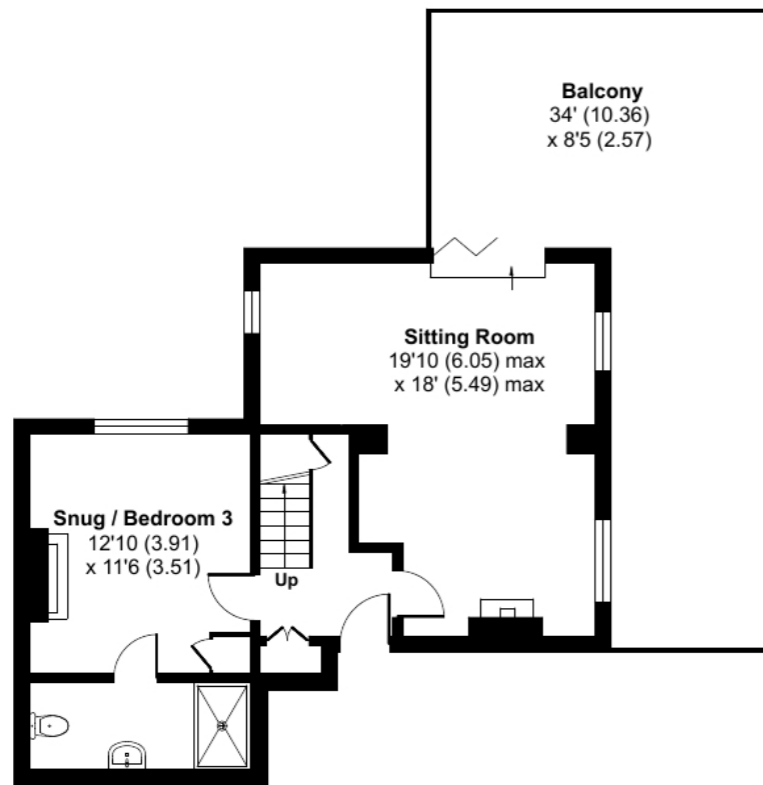
Approximate Area = 1964 sq ft/ 182.4 sq m
(exclude balcony)

Balcony = 633 sq ft/ 58.8 sq m

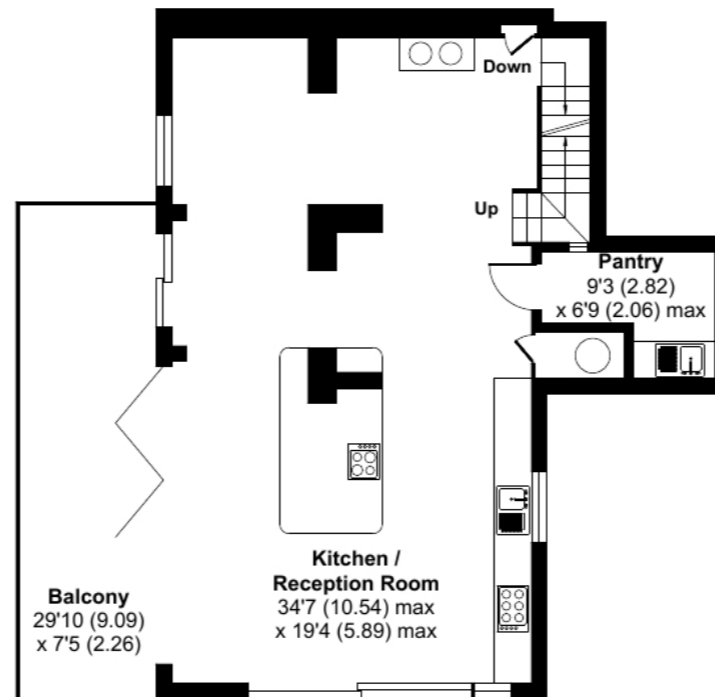
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Dressing Room
8'10 (2.69)
x 5'10 (1.78)



GROUND FLOOR



LOWER GROUND FLOOR

Services: Electric and oil-fired central heating (the heating system is structured to be compliant for a heat pump). Mains Electricity and Water Supply. Private Drainage.

Fixture and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Local Authority: Devon County Council (tel.: 0345 155 1015) and North Devon Council (tel.: 01271 327711)

What3Words: /// campfires.asset.dollars

Postcode: EX35 6HJ

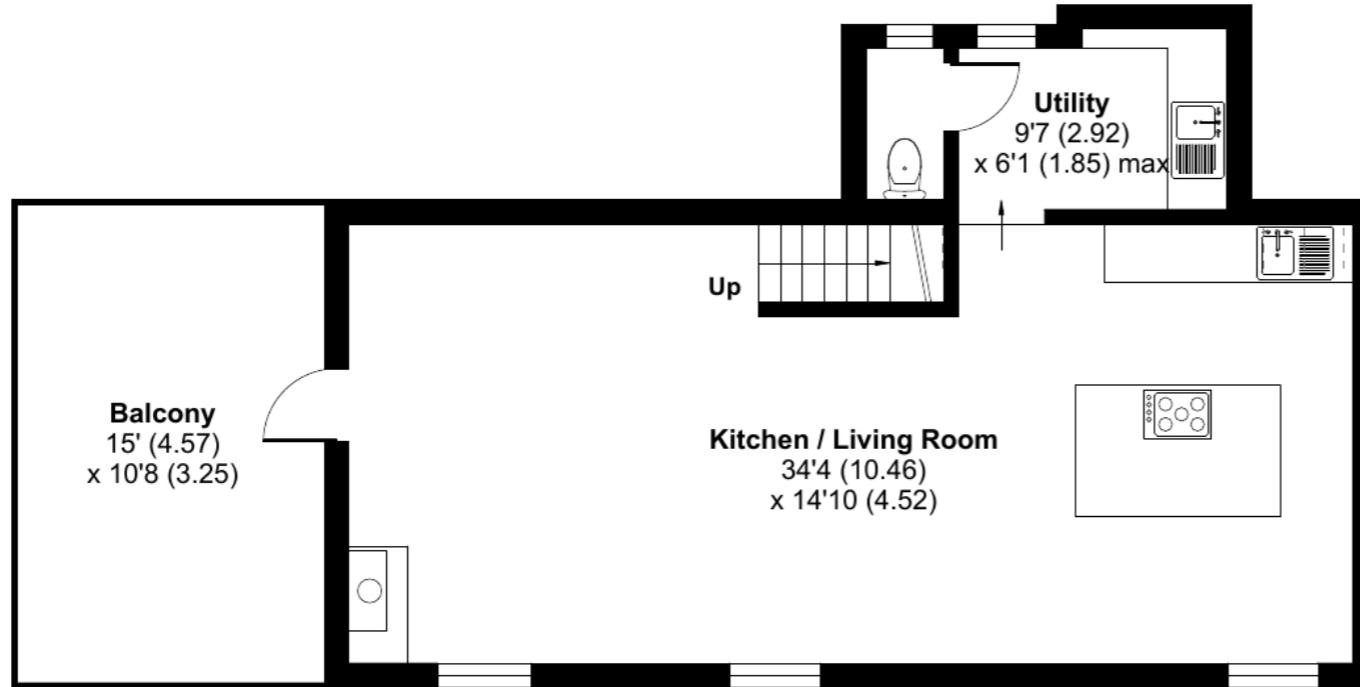
Viewings: All viewings must be made strictly by appointment only through the vendors agents.

Rockton Mews, North Walk, Lynton, EX35

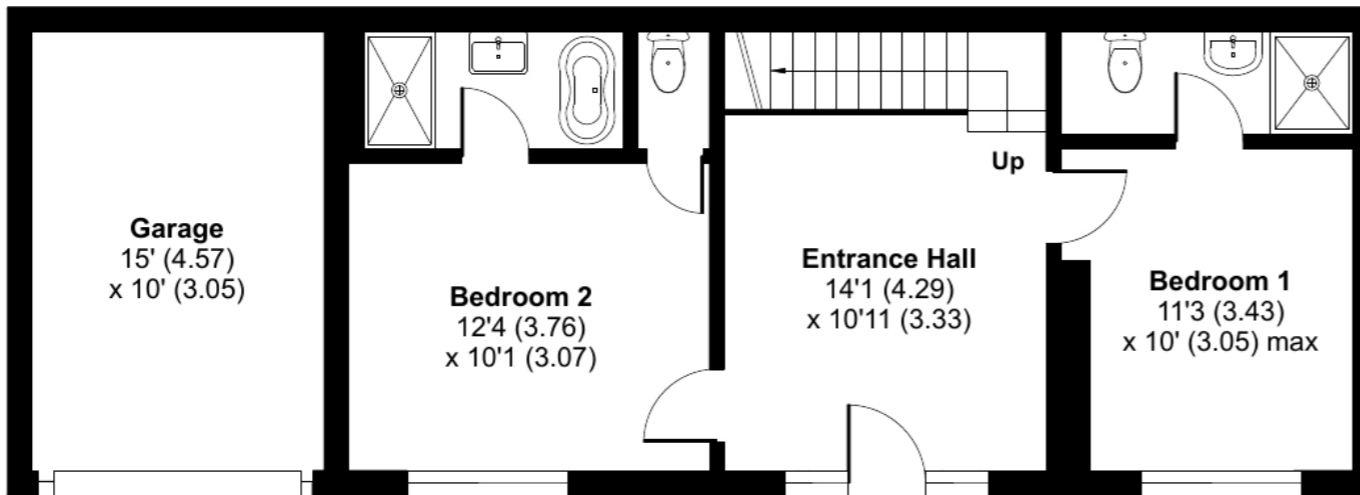
Approximate Area= 1107 sq ft/ 102.8 sq m
Garage= 150 sq ft/ 13.9 sq m

Total= 1257 sq ft/ 116.7 sq m (excludes balcony)
Balcony= 150 sq ft/ 13.9 sq m

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ROCKTON MEWS FIRST FLOOR



ROCKTON MEWS GROUND FLOOR





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Photographs prepared in 2024.



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