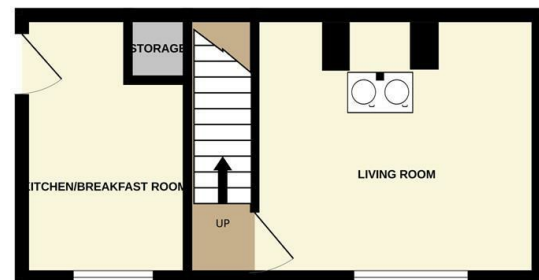
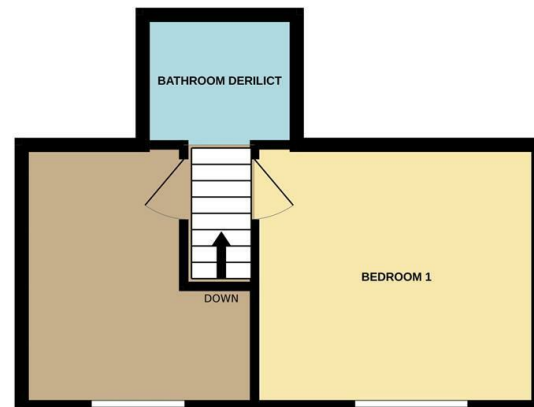


GROUND FLOOR
229 sq.ft. (21.3 sq.m.) approx.



1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



2 LYNCLIFFE COTTAGES, LYNMOUTH, EX35 6EP

TOTAL FLOOR AREA : 497 sq.ft. (46.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Having traveled down the steep hill into Lynmouth, turn immediately right into Watersmead Road. To your immediate left is a car park. Alternatively, you can proceed to the next car park adjoining the Pottery. After parking, come out and bear left in front of the pottery, where just opposite is a property with red brick arches and the steps and slopes up to Lyncliffe are immediately to its left. If using what3words free app for mobile phones use the 3 words ///sweetened.bronze.grant NOTE - there are 45 steps and a couple of steep slopes up to the property, so extreme care is necessary.

**Looking to sell? Request
a free sales valuation
for your property.**

Call 01271 327878

or email barnstaple@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Set In Superb The Coastal Exmoor Village Of Lynmouth

2 Lyncliff Cottage, 18 Watersmeet Road, Lynmouth, EX35 6EP

Auction Guide

£50,000

- Period Cottage
- Bathrom derelict
- No Immediate Car Parking
- For Total Renovation
- Living Room, Kitchen
- Auction, Unless Sold
- 2 Bedrooms
- No Garden
- Date To Be Announced



Set high on the slope above the East Lyn River to the edge of the picturesque coastal town of Lynmouth on the dramatic North Devon coastline. The property requires complete renovation, is built mainly in stone under a slate roof and currently has 2 bedrooms, derelict bathroom, sitting room, kitchen.

Lynton and Lynmouth are twin coastal resorts in Devon but within the Exmoor National Park and have a water powered funicular cliff railway running between the two.

The towns offer a good range of local services with a wide variety of cafes, shops and the like with Barnstaple, the administrative centre for North Devon being 17 miles to the south with Minehead on the coastline of Somerset being some 18 miles east. Locally there are plenty of walks along the coastal paths and through woodland and countryside of Exmoor.

METHOD OF SALE - - The property is to be sold by pubic auction on 11th September, 2026 (unless previously sold) at 3pm at PORTMORE GOLF CLUB, LANDKEY ROAD, BARNSTAPLE. EX32 9LB

PRICE GUIDE - - The price guide is an indication of the seller's minimum expectation. These are not necessarily the figure at which the property will sell and may change at any time prior to the auction.

RESERVE - - The property is offered subject to reserve (the figure below which the auctioneer cannot sell for during the auction). This figure is confidential but will be set within the guide range of no more of 10% above the auction guide. The auctioneers reserves the right to bid on behalf of the vendors or withdraw the property from auction in the event of it not reaching this reserve figure.

BUYER'S ADMINISTRATION FEE - - In addition to the normal deposit payable to buy the successful bidder they will also be required to pay a Buyer's Administration Fee of £750 plus VAT, This to be paid by separate cheque.

MONEY LAUNDERING - - The successful bidder must produce documentation to confirm their name and residential address and if you are the successful bidder, copies will be taken for our reference and kept on file.

SPECIAL CONDITIONS OF SALE - - The particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale but in case of any inconsistencies the provisions of the latter shall prevail. If not attached to these sale particulars, copies of the special conditions of sale shall be obtained either from the vendors solicitors or the auctioneers. Purchasers must make the necessary enquiries prior to the auction.

Local Authority - - North Devon Council, Brynsworthy Environmental Centre, Roundswell, Barnstaple, Devon EX31 3NP. 01271 388288

Solicitors: Ellis - Fermor & Negus, 2 Devonshire Avenue, Beeston, NG9 1BS Tel 0115 9221591 Attn. Deborah Bowers



Services

Main Electric, Water and Drainage

Council Tax - Band C

EPC - For Renovation

Tenure: Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Barnstaple
branch on
01271 327878

Room list:

Entrance Lobby
Stairs to first floor

Living Room
3.549 x 3.321 (11'7" x 10'10")
Range inset in fireplace, view across
valley

Kitchen/Breakfast Room
3.680 x 2.096 (12'0" x 6'10")
Understairs cupboard, door to outside,
view across valley

Bedroom 1
3.803 x 3.519 (12'5" x 11'6")
View across valley

Bedroom 2
3.745 x 2.077 min to 3.056 max (12'3"
x 6'9" min to 10'0" max)
View over valley

Bathroom
An extension to the rear and now unsafe
as roof gone and timber rotted out as
also the top of the staircase

