



Hunt Estates

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

Lynton  
£895,000

This beautifully presented late-Victorian town house has been renovated throughout and further extended by the current owners to create an oasis of calm that you experience from the moment you step into the garden through the gate in its high granite garden wall. The south facing garden has mature trees to provide welcome shade and a generous decked terrace that leads off the stunning vaulted ceiling kitchen/diner with its multi fold doors to the terrace.

The accommodation comprises: Ground floor: a "wow factor" kitchen/diner with a separate utility/laundry room and cloakroom, a traditional hallway and two well-proportioned reception rooms. On the first floor there are two large double bedrooms, both en-suite. On the top floor is a further double bedroom and a large bathroom with a freestanding roll top bath.

Whilst the property does not include parking, the current owners have a rental space close by, which could be transferred to a new owner.

With the town centre, People's Park, West Park beach and the promenade all within a 10 minute walk away, you may decide that you don't even need a car.

#### INFORMATION

Mains water and mains drains. No gas

Electric central heating

Double glazed

Regret no parking

Rental space close by - transferrable

Parish rates for 2025 were £488.40

Freehold and available to Entitled/ Licensed

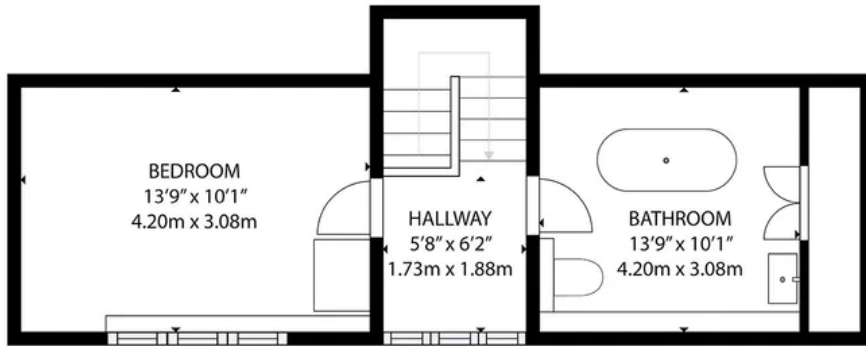




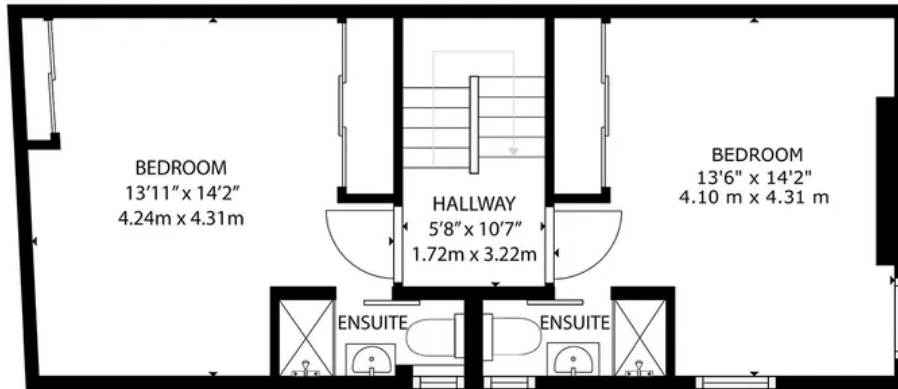




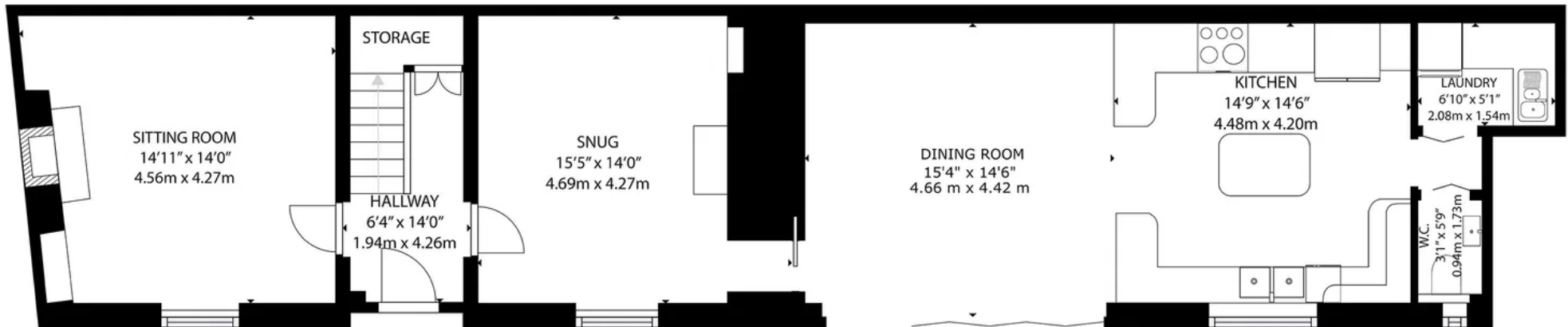




SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR: 1003 sq. ft, 93.1 m<sup>2</sup>, FIRST FLOOR: 448 sq. ft, 41.6 m<sup>2</sup>  
 SECOND FLOOR: 313 sq. ft, 29.0 m<sup>2</sup>  
 TOTAL: 1764 sq. ft, 163.8 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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