



Meadowsweet, Oare, Lynton, Devon, EX35 6NU

Price guide £275,000

SITUATED IN THE DOONE VALLEY MADE FAMOUS BY R D BLACKMORE'S NOVEL 'LORNA DOONE' A ONE BEDROOMED DETACHED BUNGALOW SET ABOVE BADGWORTHY WATER IN THE HEART OF THE EXMOOR NATIONAL PARK WHERE PROPERTIES AT THIS PRICE AND LOCATION RARELY COME TO THE MARKET.



MEADOWSWEET

Set well above the famous Badgworthy water this is a rare opportunity to purchase a One Bedroomed comfortable bungalow set in the heart of the Exmoor National Park. The property enjoys its own gardens and grounds has parking for two cars and sits in one of the prettiest valleys in this part of the moor made famous by R D Blackmoores ' Lorna Doone' novel still in publication. It is considered an ideal second home and base for exploring this lovely area where properties of this price and nature rarely come to the market.

VIEWING

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

FLOOR PLANS

The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

LOCAL AUTHORITY

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711. <http://www.northdevon.gov.uk>

METHOD OF SALE

The property will be offered for sale by private treaty.

SERVICES

Mains electricity, private water supply, septic tank drainage.

TENURE

The property is freehold and will be offered for sale with vacant possession.

THE PROPERTY OMBUDSMAN

We are members of the Ombudsman for Estate Agents Scheme. full details of which are held at our offices.

IMPORTANT NOTICE

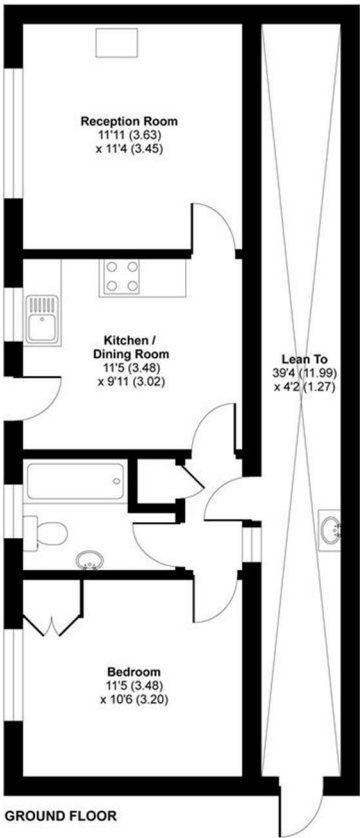
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(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Lorna Done Farm, Oare, Lynton, EX35

APPROX. GROSS INTERNAL FLOOR AREA 454 SQ FT 42.2 SQ METRES (EXCLUDES LEAN TO)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
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