



# Ocean Reach

Apartment 24 | Tors Park | Lynmouth | North Devon | EX35 6NB



BY DESIGN



# Key Features

- Two Bedrooms & Two Bath
- Use of Private Terrace
- Wellness Led Living
- Turn Key Ready
- Views Over Village Harbour
- High Specifications
- Stunning Coastal Views
- Holiday Let Or Retreat Use
- Investment Opportunity
- Attractive Potential Yield



# About

Tors Park is more than a development, it is a restoration of character, a reawakening.

Once a grand baronial residence, this architectural landmark has been meticulously reimaged into 36 exceptional apartments, each unique in layout but united by a shared sense of refinement and calm.

Behind the historic façade, elegant interiors now echo the natural surroundings, soft palettes, wide glazing and open living spaces designed to capture light and frame the dramatic Exmoor landscape.

Every apartment has been shaped to deliver a premium lifestyle: modern kitchens with stone worktops, underfloor heating, high-spec bathrooms, and considered design touches that nod to both heritage and contemporary living.

More than simply homes, these are residences with soul, supported by a suite of amenities that quietly elevate everyday living.

From optional concierge services to wellness experiences and a fully managed holiday letting service, life here moves to a gentler rhythm.

Tors Park invites you to step back, breathe deeply, and live with intention, whether for a weekend, a season, or a lifetime.





# Property Description

## Apartment 24: Ocean Reach.

Nestled on the second floor, with glorious sea views, this beautifully crafted duplex offers 646 sq. ft. of intelligent design and thoughtful living.

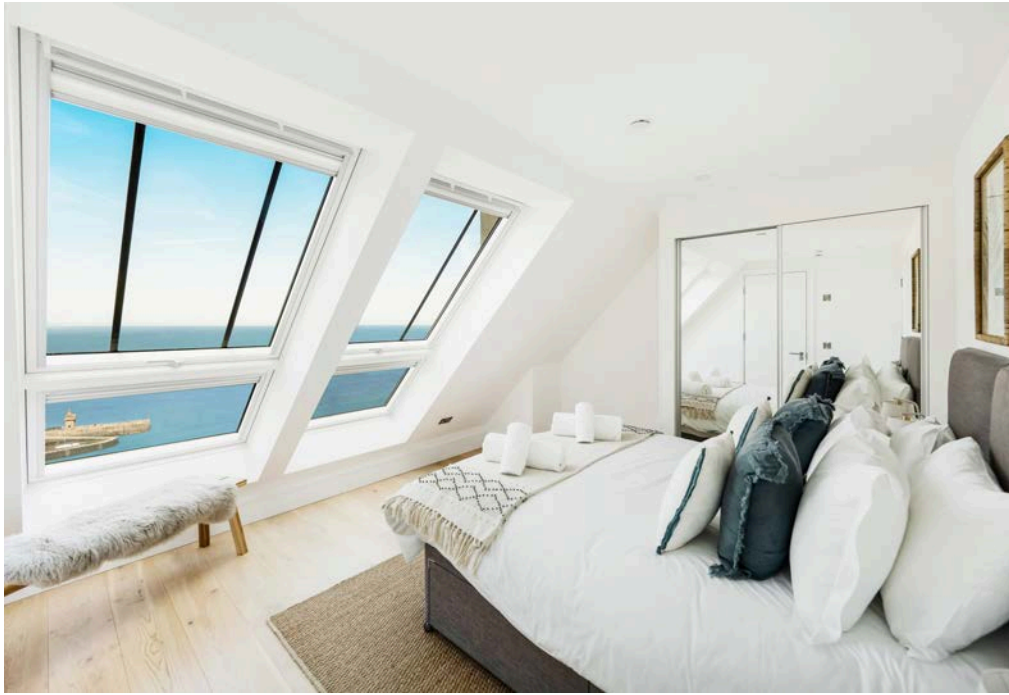
The open-plan layout welcomes you into a bright, free-flowing space that brings kitchen, dining and lounging together with quiet ease. Interiors are anchored in quality engineered oak flooring, ambient lighting, integrated appliances, while you have a licence to use your very own private terrace, which extends the living space outward, perfectly poised to capture coastal light and ever-changing skies.

The mezzanine level adds a further dimension, with two double bedrooms and a stylish further bathroom, offering a peaceful, elevated retreat.

Whether for guests, family or personal indulgence, the layout lends itself to versatility without compromise.

Ocean Reach embodies everything Tors Park was created to represent; comfort, beauty, flexibility and investment potential, all wrapped in one immaculately presented home. It's a place to unwind, to reconnect and to feel completely at ease.







# Outside

The private terrace to Apartment 24 is a space to savour, opening up to expansive views of Lynmouth's harbour and the rugged North Devon coastline stretching into the distance.

This is where morning coffees become rituals, lunches drift into lazy afternoons, and sunsets take centre stage. It's an outdoor room as much as a view and an extension of the peaceful, indoor living space.

Residents and guests can also immerse themselves in Tors Park's wellness facilities, including a serene sauna, yoga deck overlooking the valley and invigorating ice baths, the perfect blend of calm and clarity.

Landscaped communal grounds surround the building, set within a rare, sheltered pocket of Exmoor's temperate rainforest.

With direct access to coastal footpaths and the serenity of the wooded valley below, the outside spaces at Tors Park elevate daily life into something altogether more enriching.

The apartment also comes with its own allocated parking with EV charging points.





## DISCLAIMERS

1. All fixtures and fittings mentioned in these particulars are included. All others are specifically excluded. It must not be inferred that any items shown in photographs are included with the property.
2. These particulars have been prepared in good faith as a general guide.
3. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied upon.
4. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

## NOTES & SERVICES

- EPC Rating: C
- Tenure: Leasehold 129 yrs Remaining
- Council Tax Band: C
- Local Authority: North Devon
- Services: Mains water, electric
- Broadband: 200 Mbits/s
- Management Co: Tors Pk Management Co
- Service Charge: £233.33
- Electric Heating

# Location

In a commanding position high above the pretty harbour village of Lynmouth, Tors Park commands one of the most captivating positions on the North Devon coast. Known as 'Little Switzerland', this steep-sided valley is where two rivers meet the sea, where fishing cottages nestle against cliffs, and where time slows to the rhythm of the tide.

Lynmouth itself offers a charming collection of cafés, artisan shops, galleries and welcoming pubs. The iconic funicular cliff railway links the harbour with Lynton above, while nearby bridleways, the Tarka Trail and the South West Coast Path provide endless opportunities for walking, riding or simply breathing it all in.

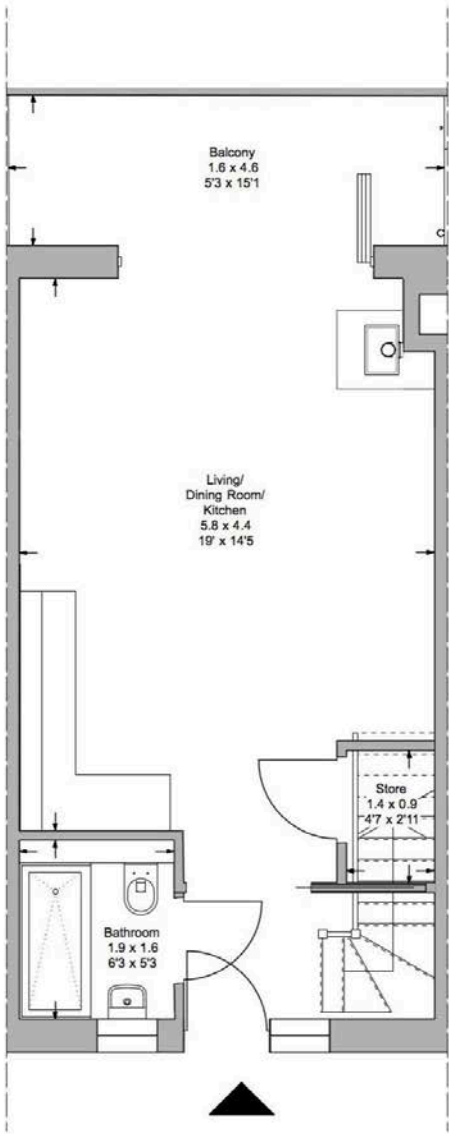
Just a short drive away are the surfing beaches of Saunton and Woolacombe, while the national parks of Dartmoor and Exmoor stretch out in either direction.

Despite its seclusion, Lynmouth is well connected with Tiverton Parkway and the M5 just over an hour away. London Paddington is reachable in under two hours by train.

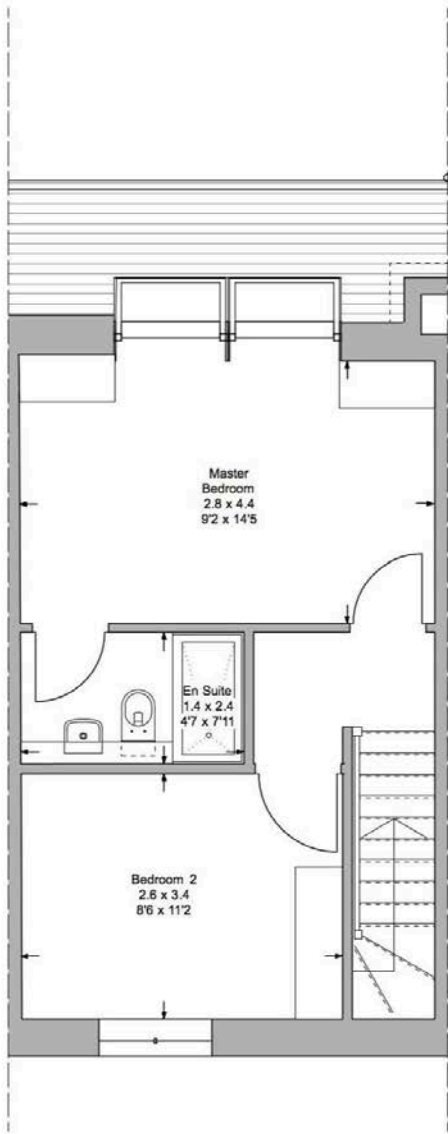
Tors Park is not simply a location. It's a way of life.



Indicative  
Floorplan



1 LOWER FLOOR PLAN  
Scale: 1:50



2 UPPER FLOOR PLAN  
Scale: 1:50

















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