



Overwater Penthouse

Apartment 32 | Tors Park | Lynmouth | EX35 6NB



BY DESIGN

Key Features

- Overwater Penthouse Duplex
- Three Bed & Three Bath
- Wellness Led Living
- Bedrooms on Both Levels
- Views Over River Valley
- High Specifications
- Stunning Location
- Use of Own Terrace
- Holiday Let or Own Retreat
- Investment Opportunity
- Attractive Potential Yield
- Full Management Facility



About

Tors Park is a place reborn. Once a commanding baronial residence above the harbour village of Lynmouth, it has been thoughtfully revived into a collection of 36 distinctive apartments. The original grandeur of the building has been preserved, while interiors have been redesigned for a new era of coastal living, elegant, considered and effortless.

Every detail has been curated to support a refined lifestyle: contemporary kitchens with stone worktops, indulgent bathrooms, engineered oak flooring and underfloor heating throughout. High ceilings and expansive glazing invite the outdoors in, framing the wild beauty of Exmoor and the sea beyond.

Residents also benefit from optional concierge services, wellness facilities and a fully managed holiday letting programme.

This is not just a place to stay, but a place to pause, whether as a weekend retreat, a holiday investment or a permanent residence. Tors Park offers something truly rare: timeless architecture with a modern heart.





The Property

The Overwater Penthouse is the jewel in the Tors Park crown, a striking duplex apartment of 1,221 sq ft, offering space, light and exceptional views over the River Lyn Valley

Arranged over two floors, it features three double bedrooms and three bathrooms, allowing for total flexibility, whether you're hosting family, accommodating guests or creating a private home office space.

The main living area is positioned to maximise natural light, with full-height windows and a flowing open-plan layout. A sleek contemporary kitchen with quartz worktops and integrated appliances flows effortlessly into the lounge and dining space, creating a calm and inviting central hub.

On the mezzanine level, two en-suite bedrooms offer tranquil, elevated spaces to unwind, while the third bedroom and bathroom on the entry level add versatility for multigenerational living or luxury holiday letting. Every detail is finished to a high standard, from the soft lighting to the quality materials throughout. This is a penthouse designed for both indulgence and intelligent living.



Outside

From the Overwater Penthouse, the outlook is simply unforgettable. Elevated above the treetops and facing the valley to the west, the apartment captures panoramic views across the River Lyn as it winds through ancient woodland toward the sea. The light shifts hour by hour, season by season but always with a sense of peace and wonder.

Your private terrace becomes an outdoor room, perfect for morning coffee, a glass of wine at sunset, or just sitting still to take it all in. It's a natural extension of the open-plan living space, blurring the boundary between inside and out.

Tors Park also offers thoughtfully landscaped communal grounds, a sanctuary of greenery nestled in a rare pocket of Exmoor's sheltered rainforest. Residents and guests can enjoy on-site wellness facilities, including a peaceful sauna, a raised yoga deck, and ice baths for the brave.

There's allocated parking for each apartment and EV charging available, ensuring convenience matches the beauty on offer.





Location

Tors Park sits in an extraordinary setting, high above Lynmouth where the river valleys open to meet the coast. Nicknamed 'Little Switzerland' for its dramatic scenery, the village is full of charm — whitewashed cottages, a working harbour, welcoming cafés, and the iconic water-powered cliff railway to Lynton above.

From your front door, you can step onto the South West Coast Path or explore the wooded trails of Exmoor National Park. Bridleways, cycle paths and waterfalls are all within easy reach, making every day feel like an adventure waiting to happen.

Beyond the village, the surf beaches of Saunton, Woolacombe and Croyde are just a drive away. Despite its seclusion, Lynmouth is remarkably accessible: Tiverton Parkway and the M5 are just over an hour by road, with trains reaching London Paddington in under two hours.

It's a location that inspires and restores in equal measure. Living here is less about geography and more about lifestyle.

DISCLAIMERS

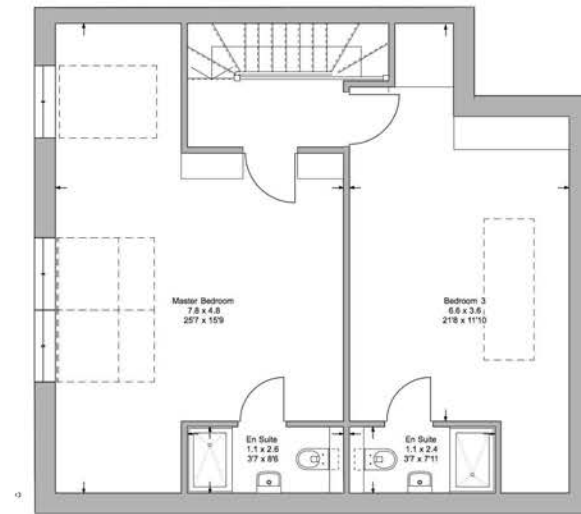
1. All fixtures and fittings mentioned in these particulars are included. All others are specifically excluded. It must not be inferred that any items shown in photographs are included with the property.
2. These particulars have been prepared in good faith as a general guide.
3. Measurements, floor 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

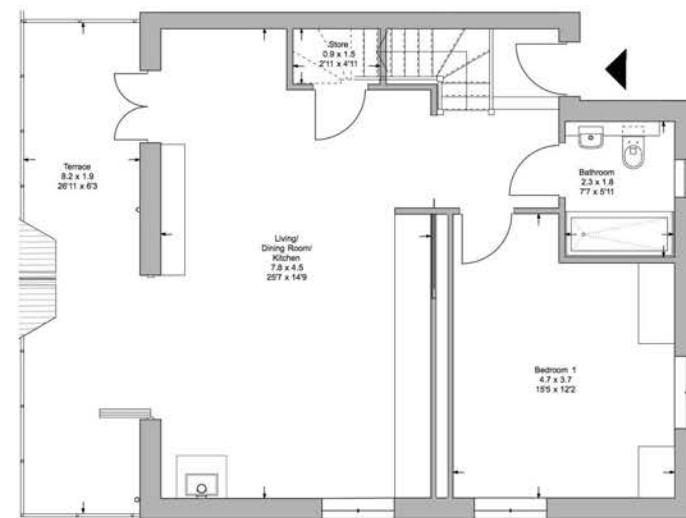
- EPC Rating: C
- Tenure: Leasehold 129 yrs Remaining
- Council Tax Band: E
- Local Authority: North Devon Council
- Services: Mains water, electricity
- Broadband: 200+ Mbit/s
- Management Co : Tors Pk Management Co
- Service Charges: £333.33pm



Illustrative Floor Plan



2 UPPER FLOOR PLAN
Scale: 1:50



1 LOWER FLOOR PLAN
Scale: 1:50



Floorplan





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