

Seawood House

North Walk, Lynton, Devon, EX35 6HJ



BY DESIGN

Welcome to Seawood House.

Perched on the edge of the idyllic Exmoor National Park, in the picturesque coastal town of Lynton, North Devon, stands this magnificent Grade II listed Georgian villa.

Enjoying an elevated position with sweeping sea views across Lynmouth Bay towards The Foreland and the Welsh coastline, Seawood House is a grand and prestigious family residence set in one of the area's most desirable locations—adjacent to the historic cliffside railway.

Recently refurbished by the current owners, the property combines timeless period elegance with modern luxury. The sympathetic renovation includes upgraded heating and electrical systems, along with the addition of a stunning high-specification contemporary kitchen.

The main house offers flexible accommodation arranged over three floors, featuring eight bedrooms—all with en-suite bathrooms—and an abundance of original architectural features. A self-contained apartment on the lower ground floor provides an additional three bedrooms, ideal for guests, extended family, or staff.

The ground floor comprises a generous entrance hall, a formal dining room, a beautifully refurbished kitchen, and an elegant sitting room, along with a secondary 'staff' kitchen. From the staff kitchen, a staircase provides internal access to the lower-ground apartment, which also enjoys its own independent entrance at the front of the property.

The first and second floors are home to eight luxurious bedrooms, each with en-suite facilities, many of which benefit from exceptional sea views. Several rooms offer the flexibility to be reconfigured to include spacious walk-in dressing rooms if desired.

Approached via North Walk, the property enjoys a private gravel driveway with parking for up to eight vehicles. The wraparound front terrace provides a superb setting for alfresco dining or evening drinks while taking in the panoramic sea views—an idyllic spot to enjoy the sunrise over breakfast.

Seawood House occupies an enviable position on North Walk, part of the renowned South West Coast Path. It is just a short stroll from Lynton's charming town centre, the dramatic Valley of the Rocks, and the picturesque harbour village of Lynmouth. A private footpath behind the property also offers a direct and scenic route into town, passing the start of the iconic cliffside railway.

Seawood House seamlessly blends grandeur, comfort, and coastal charm—a truly exceptional home in an outstanding location.



Watch
VIDEO TOUR







Main House

Bedrooms	8
Bathrooms	8
Reception Rooms	3

Apartment

Bedrooms	3
Bathrooms	1
Reception Rooms	1

Built	1835
Grade II Listed	

Internal Size	5,488 sq/ft
Plot size	c. 0.75 acre
Fuel	Oil (1500L)
Driveway	8 cars
Terrace	N/W facing

Period features throughout

EPC Rating	C
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Local Authority	North Devon Council
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THE STORY OF
Seawood House

In 1815 a William Sanford paid John Lock, the then Lord of the Manor of Lynmouth and Lynton £200 to obtain a lease on a plot of land with a superb view on which he was to build his summer residence known as ‘Lynton Cottage’. This property is located on North Walk Hill, Lynton. Today it is still present but has been converted into Flats.

It has to be remembered that in 1815, there was no identifiable road named ‘North Walk’, merely a narrow track through vast woodland that gave visitors pedestrian access to The Valley of The Rocks.

With the advent of Middle , High-Class Visitors coming to the area William Sanford recognised an opportunity and in 1826 he paid a further £980 to John Lock to acquire the Freehold on his site and other surrounding woodland measuring 12 acres with a view to building properties on it.

The first house to be built in North Walk was ‘Seawood House’, which was completed by 1835 and built by a well-known local builder’s family named Jones who also built the Valley of The Rocks Hotel, Lynton.

Hoe’ considered the most prestigious property in the area was built as a family home in the late 1860/early 1870s. He then had built ‘Choughs Nest’, a property situated alongside ‘Seawood House’ which he used for visitors to The Hoe, which is still present and being run as a Bed & Breakfast along North Walk.

‘Seawood House’ came under the ownership of family members and as a result Hewitt took possession of ‘Sea Chamber Wood’ in Front of Seawood House to North Walk and added it to his own estate thus it became part of his property at ‘The Hoe’ and does so to this day. His acquisitions meant that he now owned every property along The North Walk, Lynton.

Hewitt is known for his involvement in the creation of The Funicular Railway which joins Lynton to Lynmouth. Together with a close Friend Sir George Newnes , the Publisher who lived on Hollerday Hill, Lynton they financed the Railway.

Hewitt and Newnes had been President and Vice President of The British Chess Club, and before settling in Lynton Newnes regularly visited Hewitt at The Hoe and fell in love with the area.

In funding the creation of the Funicular Railway, Hewitt had a vision that it would finish on North Walk close to ‘The Hoe’, and the plans for the railway involved a personal on/off staging post on North Walk which is still there to this day close to the Bridge which links North Walk Hill and North Walk, very close to the boundary of ‘Seawood House’.

However, an Act of Parliament decreed that the Railway should serve the Town Folk of Lynton and so it finishes closer to the Town. Its ironic that at the time of its creation Hewitt owned ‘Seawood House’ and so this extension of the railway wasn’t an issue and brings about the reasons why ‘Seawood House’ has a private gate to the top of the Railway, and why the ‘Water Tanks’ which service the Railway are within the grounds of ‘Seawood House’.

The Funicular railway was built and commenced operation in 1890. In about 1929, Seawood House was part of Sir Thomas Hewitt’s Estate to be sold off in lots to pay Death Duties. It was thereafter a private residence and then became a hotel.

‘The Hoe’ is currently known as ‘The Villa Spaldi’ after its current owners. As a result of its very close association with The Hewitt Family a number of documents about the Family and their involvement in the area to include ‘Seawood House’ are held by ‘The National Archives’, and Exmoor National Parks Heritage ‘Listed Buildings’ Site.

The House is believed to have gained its name from the fact that the properties land extended to the front down to the sea incorporating ‘Sea Chambers Wood’, and from behind the property via woodland to the town of Lynton.

Seawood Houses first resident was a Captain G.B.Greatorix. When built there was an adjacent property within the grounds named ‘Seawood Cottage’. This was The Dowers House to Seawood House. This property is now known as ‘North Walk House’. Further properties were yet to be built along North Walk.

Following the arrival of Sir Thomas Hewitt (Mayor of Kensington & Chelsea and QC to The Courts of Queen Victoria) to the area ‘The











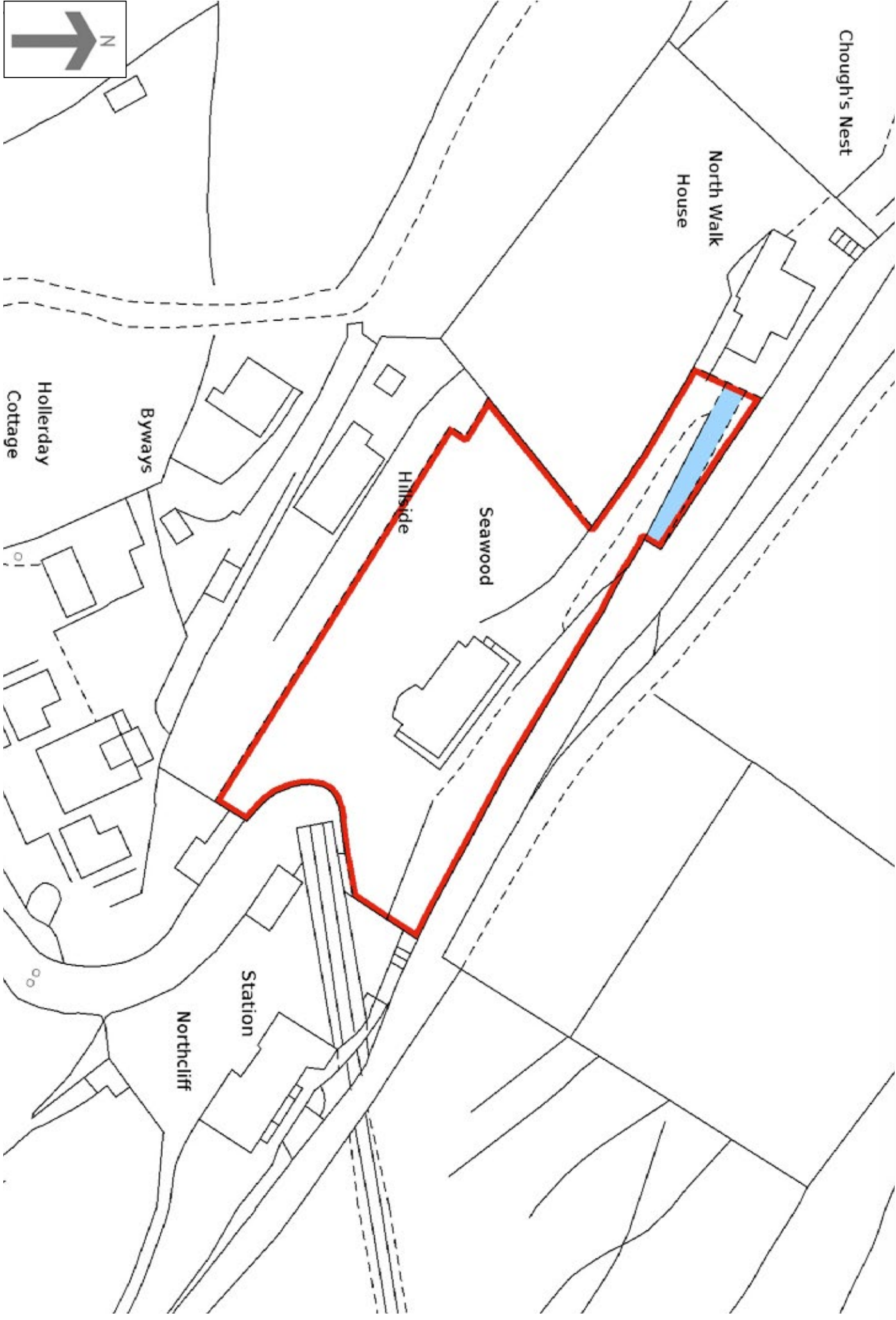
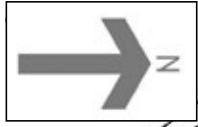








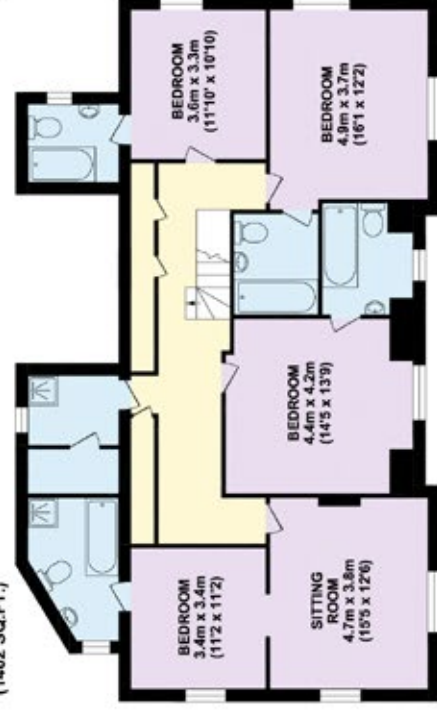








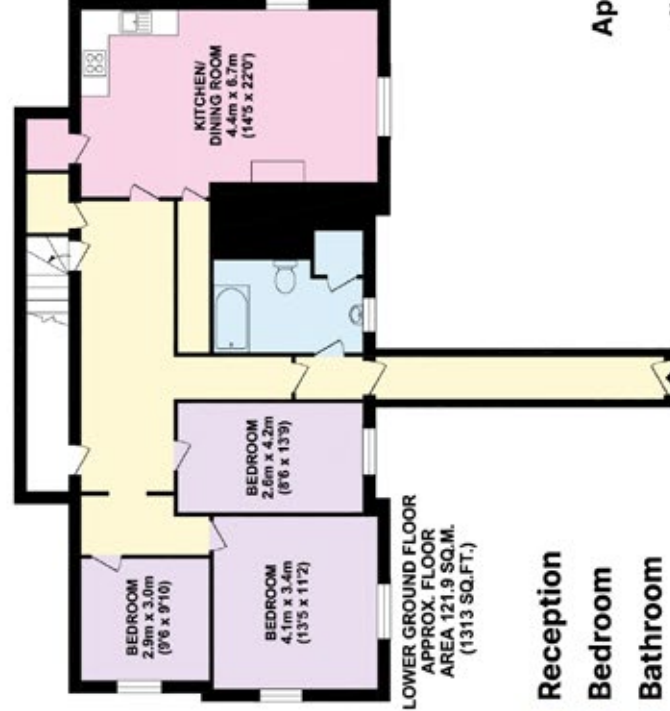
SECOND FLOOR
APPROX. FLOOR
AREA 130.2 SQ.M.
(1402 SQ.FT.)



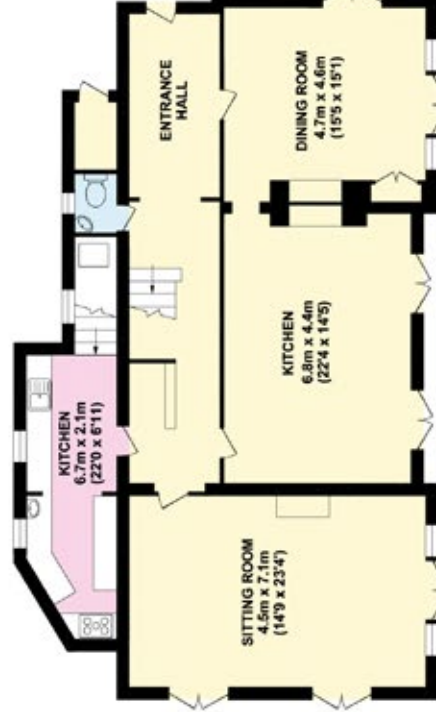
FIRST FLOOR
APPROX. FLOOR
AREA 132.2 SQ.M.
(1423 SQ.FT.)



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 121.9 SQ.M.
(1313 SQ.FT.)



GROUND FLOOR
APPROX. FLOOR
AREA 134.2 SQ.M.
(1445 SQ.FT.)



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility

Approximate Gross Internal Floor Area
5,488 sq ft (509.9 sq. m)

Sizes and dimensions are approximate, actual may vary



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