



## Directions

Grid Ref. SS 503/455 From Barnstaple take the A361 road as though towards Braunton and Ilfracombe. Pass through Braunton on for about 5 miles, where at Mullaocott Cross turn left as though towards Woolacombe on the B3343. Follow this road for about a mile and there turn right at the junction towards Lee Bay. After a half mile you will pass over a stone former railway bridge. Carry on for another quarter mile and a property lakeside is to the right of the road. The field is the next to the right with the gate on the side of an off road pull in. Using free app for mobile phones what3words use phrase //naints headcats instructs

**Looking to sell? Let us value your property for free!**

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

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## 16.5 Acres Pasture & Cleave

Land near Lincombe, Lee, Ilfracombe, Devon, EX34 8LL

Offers In The Region Of  
**£125 - £140,000**

- About 16.5 Acres
- Above Slade Valley Reservoir
- 11.5 Acres Level Pasture
- Views to Coast and Bristol Chanel
- 5 Acres Steep Cleave
- Main Water





## Overview

Coast at Lee Bay 1.5 miles, Woolacombe 4 miles, Ilfracombe 2 miles, Barnstaple 14 miles

2 adjoining parcels of land. A productive grassy field of level pastureland with road frontage and gated access and an adjoining steep cleave running down towards the Slade valley reservoirs and Tarka trail footpath/cycle path.

The land is set with road frontage to the public highway that runs from the B3343 Woolacombe road after it branches off and runs down through the coastal hamlet at Lincombe to Lee Bay with its stunning coastal scenery with rugged cliffs over which passes the Devon and Somerset coastal footpath.

Barnstaple the ancient borough and administrative centre for North Devon is some 14 miles to the south-east where there is direct access onto the A361 North Devon Link Road providing improved access to and from the North Devon area.

As mentioned the lands are just 4 miles east of the coastal resort of Woolacombe with its expanse of sandy beach itself running southwards towards Putsborough noted for surfing and swimming.

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NOTE - The sellers wish to place a restriction on the west end of the land against any buildings being erected or any produce being stored on the land in the form of hay, straw, silage or corn that may attract vermin and no vehicles to be left on the land as they own the adjoining property. This area to be more accurately identified.

## Services

Main water on site

## Council Tax band

n/a

## EPC Rating

n/a

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch

01271 327878 Out of hours Michael Challacombe 07970 445204

