



Promap © Crown Copyright and database rights 2024. OS AC0000813445



4.6 Acres, Field Shelter, Coastal

Land adjoining Sunnyhill, Lincombe, Lee, Ilfracombe, EX34 8LL

Offers In Excess Of

£75,000

- Stunning Coastal Views
- Open Fronted Field Shelter
- Close to Coastal Footpath
- Accessible Roadside Setting
- Between Woolacombe and Ilfracombe
- About 4.6 Acres
- Grassy Pasture
- Close to Tarka Trail

Looking to sell? Let us value your property for free!
Call 01271 327878
or email barnstaple@phillipsland.com

Directions
Grid Ref SS502/458 From Mullacott Cross roundabout at the junction of the A361 Barnstaple to Ilfracombe road with the B3343 to Woolacombe take the Woolacombe Road. After just over a mile turn right to Lincombe and Lee. After about 1.5 miles at the first road junction, park and the field gate is just of the junction to the east. Using what3words free app [///revolting.caramel.covertly](http://www.what3words.com/revolting.caramel.covertly)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.



Overview

Lee Bay 2 miles, Woolacombe 4 miles, Ilfracombe 2 miles, Barnstaple 14 miles

Set in the stunningly beautiful coastal belt between the resort towns of Woolacombe Bay and Ilfracombe, near Lee Bay, this gently sloping pasture field, mainly surrounded by traditional Devon hedge banks offers a rare opportunity to acquire a productive grassy field of 4.6 acres together with an open fronted field shelter.

The field also has the benefit of far-reaching sea views over the coastal scenery, to the Bristol Channel and beyond. There is road frontage on two boundaries, in one of which there is a gate for access otherwise the field is privately set.

There is availability of mains water at the road junction just outside the boundary.

The field is less than a mile from the Tarka trail on the former rail line that ran from Ilfracombe to Barnstaple and just beyond the B3343 Woolacombe Bay to Mullacott Cross road that then joins the A361 main road to Barnstaple or the A3123 that link's through to South Molton, also on the A361 but avoiding the town traffic.

Services

Main Water and Electric in road

Council Tax band

n/a

EPC Rating

n/a

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878 Out of hours Michael Challacombe 07970 445204



General

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.

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.

OVERAGE CLAUSE - There will be an overage clause applied to the sale contract for this land. Its actual terms to be confirmed in due course.

