

# Highly Individual Residence Situated In Delightful Fuchsia Valley

Ulfrid Lee, Ilfracombe, Devon, EX34 8LR

Asking Price

£1,200,000



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# Situated Choice Coastal Village Of Lee Offering Superb Open Views

Ulfrid Lee, Ilfracombe, Devon, EX34 8LR



We are delighted to offer to the market 'Ulfrid', which is a very well presented individual residence situated in one of north Devon's most sought after coastal villages. We recommend a viewing at the earliest opportunity to fully appreciate this deceptively spacious 4 bedroom property which offers magnificent views down through the Fuchsia Valley. Built in the 1970's, this wonderful home is sure to appeal to those discerning buyers looking for something a little different and situated in a superb position to match. It occupies a lovely elevated, private and sunny plot which takes full advantage of the superb country views.

The house is of traditional cavity construction with pleasing part rendered and part stone elevations under a concrete interlocking tiled roof. There is no mains gas in this part of the world, however, the present owner has been very forward thinking to incorporate efficient and easy to run heating and hot water systems which include a heat pump, solar and solar thermal systems. Not only is this ecologically sound but also provides an income. There is also the benefit of UPVC double glazing, ample parking and a double garage with an automatic up and over door. The property offers many features including; generous use of attractive oak flooring; wood burners to the sitting room and drawing room which also has a bay window and access onto the balcony. Both rooms take full advantage of the superb views down through the Fuchsia Valley. The accommodation is arranged over 2 floors and the rooms are well planned with a bright entrance hall with glazed double doors leading into the drawing room and dining area. This means the views are immediately visible as you enter the house from the front door. This L shaped room is well proportioned and ideal for formal entertaining. However, it is the kitchen with a sitting room area which is the real hub of the house as it offers a really relaxing atmosphere.



# GARDENS

'Ulfrid' stands in a good size and elevated plot thought to extend to approximately half an acre. It offers a very good degree of privacy with many sitting areas where one can enjoy the sunshine throughout the day. The property is approached via a good size drive offering ample off road parking with well stocked borders with plants, trees and shrubs. The gardens are situated mainly to the rear and side of the property which are south and west facing respectively. It is to these aspects where the main patios and balcony lie in order to soak up as much sun as possible.

The gardens have been extremely well stocked with a most delightful and eclectic range of plants, trees and shrubs. They display a wealth of colour and are arranged on 3 levels with lawns, patios and attractive winding steps connecting each level. This is a gardener's dream. To the top is a further patio and lawn and from here are the most breath taking views which include to the sea in the distance. The balcony has a super maturing creeping Wisteria which is a delight to behold when in full bloom.

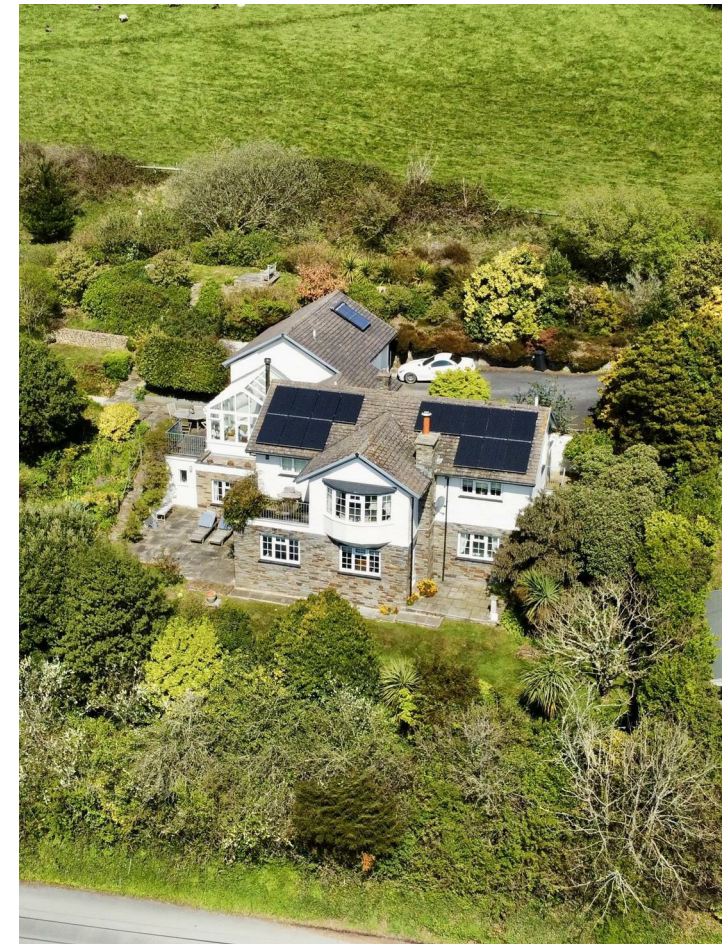
Wherever you are in the gardens there are open views down through the Fuchsia Valley, making this an exceptional position as many parts of Lee are shaded from the sun.

The gardens are beautifully laid out and extremely well maintained and therefore, the new owner can take over the gardens with minimal effort and so reap the rewards when the garden is in full bloom.



The kitchen is well appointed and the sitting room area has a wood burner. There is access into a most delightful sun room with large radiator. This is a most pleasant area in which to unwind and soak up the superb views on offer. From here there is access to a very useful cloakroom and to the double garage. Furthermore, there is a very useful shower room which is very handy to de-sand when one comes in from the beach.

To the ground floor is the sleeping accommodation where there are 4 good sized bedrooms and a further bathroom. 3 bedrooms have built in wardrobes whilst the main bedroom has its own en suite bathroom and a door onto a patio where one can enjoy a morning coffee. There is a very useful lobby area ideal for storage and this leads, via double doors, to the 4th bedroom which also has access out on to a patio. This room is flexible as it could also be used as a very useful work from home study with a store room for files etc.



## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Branton office-**



## LOCATION

Lee is an extremely sought after and choice coastal village situated on the rugged North Devon coast. Famed for its Fuchsia Valley which winds its way down to attractive beach which is sure to appeal to those persons seeking a property to get away from it all.

The village has an excellent pub, The Grampus Inn, which is open throughout the week.

The nearest town is Ilfracombe which is 3 miles away and here a wide range of amenities can be found including Tesco Superstore, Lidl's and the renowned Landmark Theatre together with a good number of local shops and stores. Lee is situated on the South West coastal path which offers many miles of superb and stunning walks on the rugged North Devon Coast around to Mortehoe and Woolacombe to the west. Here there are superb sandy beaches at Barricane, Woolacombe and Putsborough. The golf course at Easewell Farm and some of North Devon's finest countryside is only a few minutes away. Braunton is situated directly to the south and there are further beaches at Croyde and Saunton that also offer the golf course with its two championship courses. Barnstaple, the regional centre of North Devon is over 14 miles to the south, here there are further shopping and social facilities available. A link onto the North Devon Link Road provides a convenient route to the M5 motorway at junction 27, there is also the Tiverton Parkway connects directly to London. The Tarka Train Line also connects to Exeter Central and Exeter St Davids.

## Entrance Hall

Oak flooring and useful store cupboard.

## Drawing Room 5.68m x 3.59m (18'7" x 11'9" )

A delightful room with wood burner, bay window and access on to the balcony. Oak flooring.



## Dining Room Area 4.90m x 2.96m (16'0" x 9'8")

Oak flooring.

## Kitchen 3.69m x 3.19m (12'1" x 10'5")

Nicely appointed with range of built in appliances and oak flooring.

## Sitting Room 4.81m x 3.19m (15'9" x 10'5")

Double aspect room with wood burner and oak floor.

## Sun Room 4.37m x 3.62m (14'4" x 11'10")

Quite superb bright room which takes in the full view. Oak flooring and Victorian style radiator. Steps up to

## Landing

Door to double garage and cloakroom

## Shower Room 2.35m x 1.65m (7'8" x 5'4")

## Lower Ground Floor

## Hall

Built in cupboard and

## Bathroom 2.68m max x 1.97m (8'9" max x 6'5")

3 piece suite with built in cupboard.

## Bedroom 1 5.69m x 3.46m (18'8" x 11'4")

Built in double wardrobe, door to patio.

## En Suite Bathroom 3.08m x 2.03m (10'1" x 6'7")

With white 3 piece suite.



## Bedroom 2 2.77m x 2.93m (9'1" x 9'7")

Built in double wardrobe.

## Bedroom 3 3.17m x 2.97m (10'4" x 9'8")

Built in wardrobe.

## Store Area 2.98m max narr to 2.17m x 1.99m (9'9" max narr to 7'1" x 6'6")

Double doors to

## Bedroom 4/Office 5.55m narr 3.27m x 2.03m narr 3.14m (18'2" narr 10'8" x 6'7" narr 10'3")

Flexible room with door to patio.

## Outside

There are many places within this delightful garden to sit to enjoy a glass of evening wine or dine al fresco with 4 patio areas and sun balcony. The gardens are superb being very well maintained and cultivated with a vast number of eclectic of trees, shrubs, thorna and flora.

## Garage 5.53m x 5.30m (18'1" x 17'4")

Automatic up and over door. Ample parking to the front of the property for many vehicles. There is complete access around the property. Communal drive shared by other properties down on to the main road.





Tenure.  
Freehold

Services  
Water, electricity. Private drainage on a 1/6th share of septic tank. We understand that this is maintained by the owners of the former hotel in the village. Air source heating with solar backup.

Council Tax  
Band F

EPC  
Band D



## DIRECTIONS

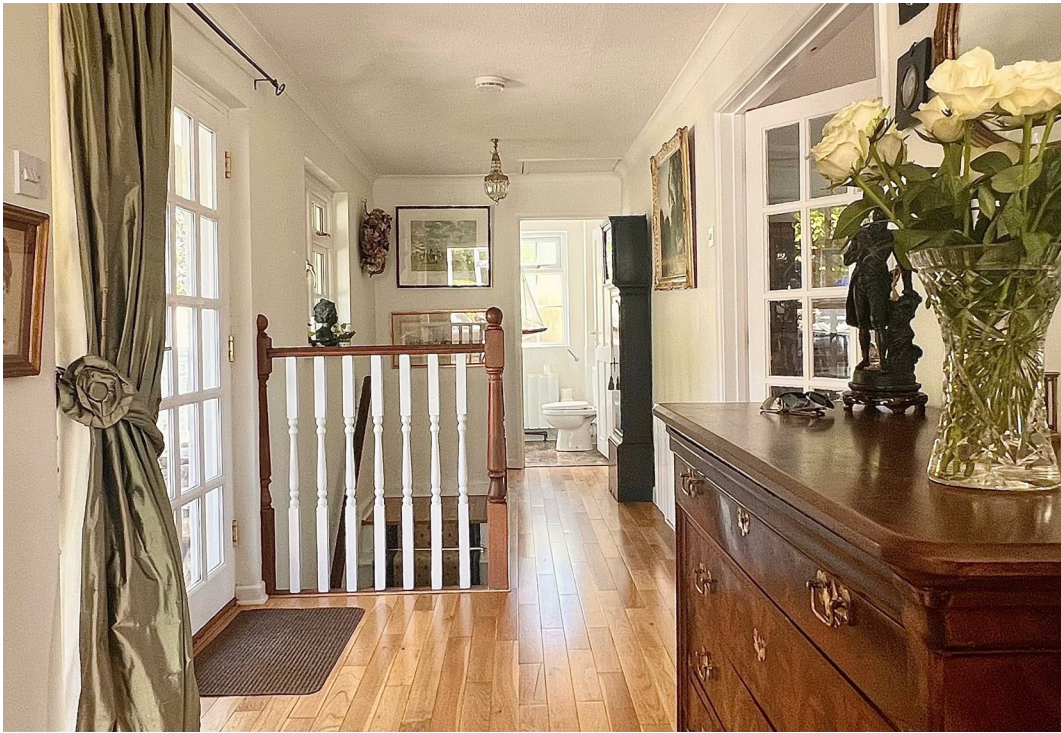
From Barnstaple proceed on the A361 to Braunton. and continue to the very centre of the village. At the cross roads and traffic lights continue on signposted to Ilfracombe. Continue on through the village of Knowle and pass the village of West Down. At Mullacott roundabout turn left signposted to Lee. Continue along this road and take the first main turning on the right hand side, signposted to Lee. Continue on this narrow & winding road turning left down into the village just after Coastal Kennels. Proceed down the hill into the village and turn right into Home Lane. Go up the hill and access to 'Ulfrid' will be on the left. The property is the second along.



## VIEWING

By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn  
Braunton Office  
01271 814114







LOWER GROUND FLOOR  
911 sq.ft. (84.6 sq.m.) approx.



GROUND FLOOR  
1381 sq.ft. (128.3 sq.m.) approx.



TOTAL FLOOR AREA : 2292 sq.ft. (212.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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