



Lincombe House Lee

Lincombe House is a beautiful detached 1650's Devon farmhouse set in the peaceful and tranquil hamlet of Lincombe with glorious views down Fuschia Valley to Lee Bay as Lundy Island sits proudly on the horizon.



- ◆ Set amongst sumptuous gardens and rolling countryside
- ◆ Multiple holiday lets and a residential dwelling accompany the Main house
- ◆ Extensive off road parking for up to 6 vehicles
- ◆ A large barn and wood store with development potential currently utilised as a games room



Location

Situated in a semi rural location in the extremely sought after village of Lee renowned for its breath taking bay. Located within close proximity to the picturesque harbour town of Ilfracombe and the North Devon coastline, with various beaches, coves and the popular South West Coastal Path on your doorstep. A short drive away you will find Exmoor National Park, boasting its undulating moorland and pastures. The area is well connected and offers a variety of activities and pursuits, and benefits from a vibrant tourist trade all year-round.

Lincombe House, Lincombe, Lee, Devon, EX34 8LL

The Property

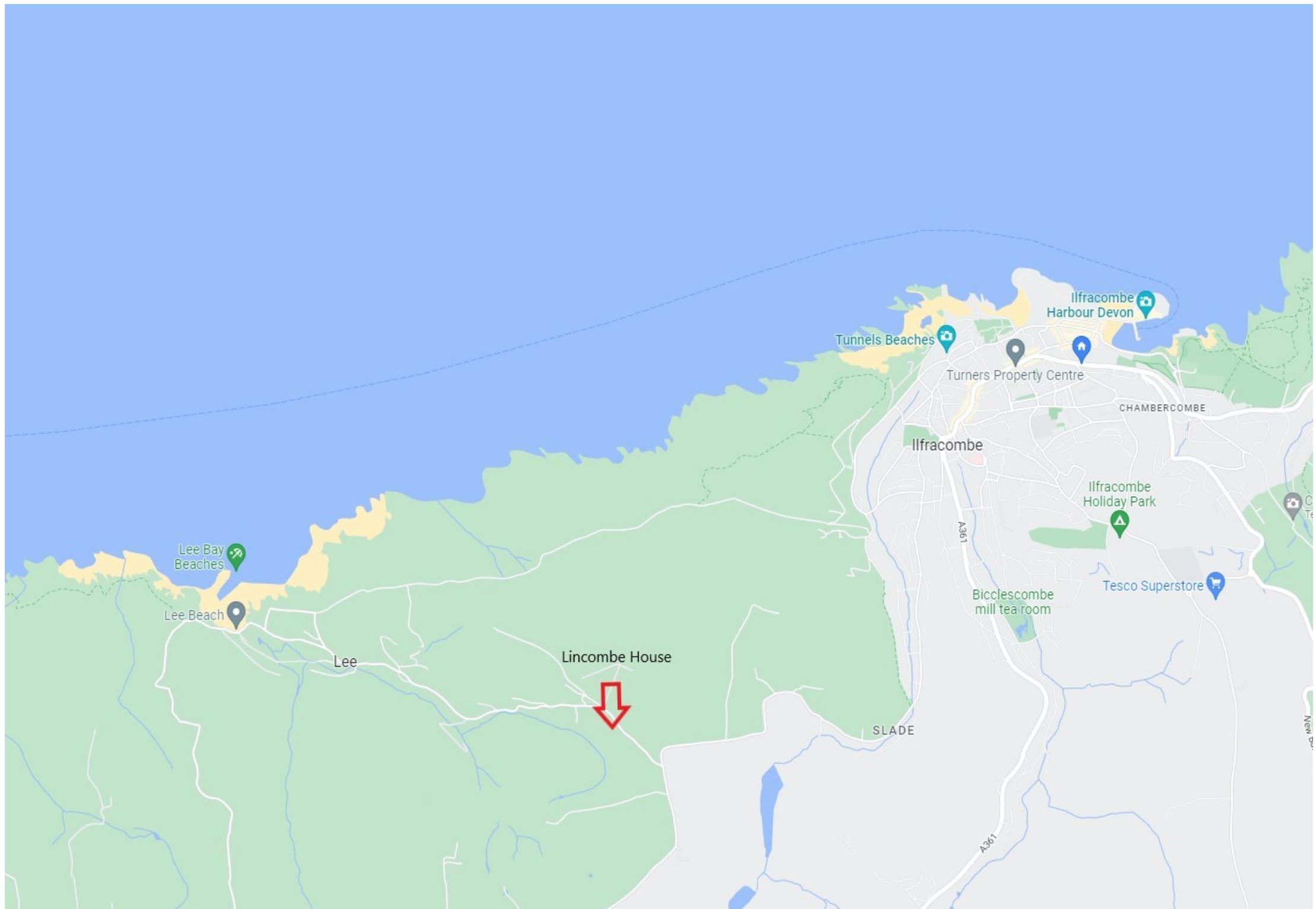
Lincombe House is a 1650's farmhouse and is currently made up of the main residence, two integral holiday apartments, a further privately entered holiday apartment, a residentially let flat and a large stone built barn and wood store that has huge potential for conversion into a spectacular residential dwelling. Alternatively it can remain a well stocked games room providing endless entertainment for guests and owners alike.

The building itself is just the start of what this property has to offer, with well kept gardens that appear to go on forever at one with the surrounding landscape. With a multitude of entertaining areas taking in the breath taking sea views down the valley. To the side of the property are a number of useful out structures including a summer house, tool shed and wood workshop.



Mileages

- Lee Bay - 1 mile
- Ilfracombe Harbour - 3 miles
- Barnstaple - 12 miles
- Woolacombe - 3 miles
- Exmoor National Park - 10 miles



Lee Bay Beaches

Lee Beach

Lee

Lincombe House

Tunnels Beaches

Ifracombe Harbour Devon

Turners Property Centre

CHAMBERCOMBE

Ifracombe

Ifracombe Holiday Park

Biclescombe mill tea room

Tesco Superstore

SLADE

A361

A361

Main House

The main house is entered via UPVC porch which then leads onto a large hallway gives the impression of both countryside farmhouse and grandeur. The spacious living room has character features everywhere you turn, from original doors, to a great stone fire place with working log burner. Off the main living is both the kitchen and dining room, the kitchen has beautiful exposed beams and from a practical standpoint an abundance of cupboard space, room for all white goods and plenty of space for a small dining table. The dining room shares the same stone built fire place as the living room, accommodates a considerable dining table and chairs and flows effortlessly in to a substantial conservatory spanning the width of the main house. The three double bedrooms are split in different wings of the property. The largest bedroom is situated off the hallway and is dual aspect allowing for a myriad of natural light. The second and third bedrooms are both accessible off the dining room and/or the kitchen via the utility room and are both furnished with en suite bathrooms. The main staircase of the house accesses two of the holiday lets; Whitestone and Hillymouth.

The Flat

A quaint one bedroom flat with a private entrance and spectacular views over the rear gardens. The flat is currently utilised as a long term residential let but could easily be utilised as an additional holiday



The Flat - Lounge/Kitchen



Whitestone - Lounge/Dining



Hillymouth - Bedroom 2

apartment. It has an open plan lounge/kitchen, a double bedroom, shower and separate WC.

Holiday Let Dwellings

Lincombe House currently has three successfully running holiday lets; Whitestone, Hillymouth and Stable Cottage.

Whitestone (Sleeps 4) - A sizeable first floor, one bedroom fully furnished apartment that has an open plan living, dining and fully equipped kitchen area, a double bedroom, bathroom and plenty of storage. The apartment sleeps 4 with the use of a sofa bed in the lounge and benefits from UPVC double glazing and oil fired central heating.

Hillymouth (Sleeps 6) - Split over the first and second floor is this fully furnished apartment with a dual aspect open plan living, dining and kitchen area, two spacious double bedrooms and a family bathroom complete with bath and shower. Additional benefits include; UPVC double glazing and oil fired central heating and ample storage.



Stable Cottage (Sleeps 5) - Attached to the main farmhouse, with its own private entrance is this two storey cottage comprising of a large open plan living area, compact fully equipped kitchen, two double bedrooms, shower room and fenced private courtyard garden.

Gardens and Grounds

The expansive rear gardens sit nestled amongst the rolling hills in the valley and feature a variety of established foliage and shrubbery, with a variety of seating and entertaining areas offering exceptional sea views out over Lee Bay. In the summer the grounds are a wash with colour with trees and raised flower beds taking centre stage. To the front of the property there is off road parking for up to 6 vehicles as well as a delightful front garden boarded by a stone wall and traditional gate.

The Barn

Currently utilised as an extensive games room for guests and owners alike consisting of a pool table, table tennis table and much more. The stone built barn offers outstanding development potential and could make a truly incredible two storey residential dwelling. It has large



Stable Cottage - Lounge/Dining



Stable Cottage - Kitchen



double doors and is also housing a useful utility area and boiler cupboard as well as ample storage. Attached to the left hand side of the barn is a large woodshed with stable door.

Communications

The area can be accessed from Junction 27 on the M5 Motorway, and then along the A361 North Devon Link Road.



Barn/Games room



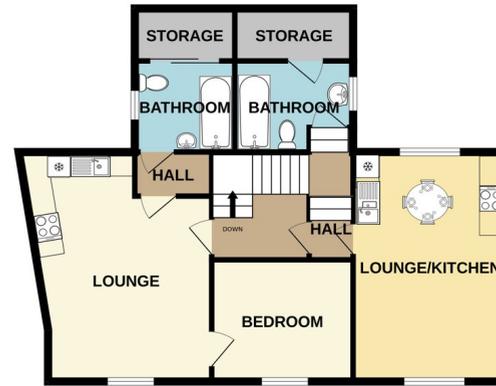
The nearest train station is located at the regional centre of Barnstaple, which connects to Exeter. Tiverton Parkway mainline railway station can be reached in about an hour by car and offers rail services to London.

GROUND FLOOR
1693 sq.ft. (157.3 sq.m.) approx.

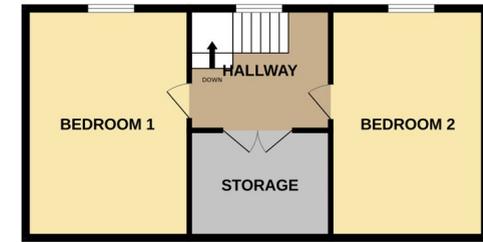


Lincombe House, Whitestone and Hillymouth - Approx 280 sq.m.

1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



2ND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



Ground floor - Current owners accommodation
First floor - Whitestone and Hillymouth
Second floor - Hillymouth

GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



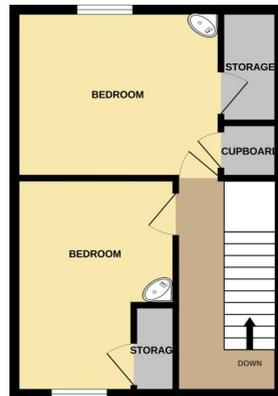
Barn - Approx 104 sq.m.

GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.

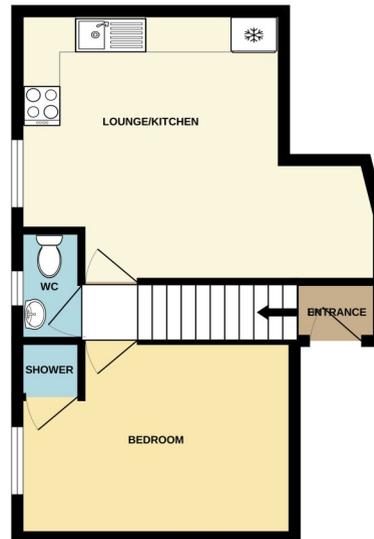


Stable Cottage - Approx 68 sq.m.

1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



FIRST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



The Flat -
Approx 35 sq.m.



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