



2.34 Acres, Long Meadow, Lee, Nr Woolacombe, EX34 8LW

A grass paddock and orchard of approx. 2.34 acres, with hardstanding access and stream frontage, in this sought after coastal village.

Local amenities and the Bay itself, within a healthy walk. Woolacombe, Ilfracombe, Exmoor, Barnstaple, all within easy access.

- Approx. 2.34 acres of pasture & orchard
- Gently sloping & secluded
- Stream frontage
- Off road hardstanding access
- Ideal pony paddock or for various uses
- The chance to own a little piece of England!
- Viewing by appointment please
- Freehold

Offers In Excess Of £100,000

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SITUATION & AMENITIES

Lee is a small coastal village, quietly tucked away in a deep combe, on the dramatic North Devon coastline, often referred to as 'Fuchsia Valley' due to its maritime but sheltered climate. Lee and nearby Lincombe account for just over 100 properties and boast a Church, Village Hall and The Grampus Public House which also serves food. The beach and bay itself is within a healthy walk and the multitude of splendid, contrasting local walks stem from the village, most are well sign posted and vary in type and length. The bustling village of Woolacombe with its three-mile-long sandy beach is a short drive. Further afield Croyde Bay, Putsborough and Saunton Sands are all ideal for surfing and bathing. Exmoor is also easily accessible with its beautiful rugged coastline and dramatic scenery, open moorland and wooded valleys. Barnstaple, North Devon's regional centre is within half an hour by car and provides a comprehensive range of business and leisure facilities. From the town there is direct access onto the A361 North Devon Link Road, providing easy access to Tiverton Parkway railhead (London Paddington in just

over two hours) and beyond to the M5 Motorway. The nearest town is at Ilfracombe which is around three miles. There are local state schools and the renowned West Buckland Private School with local pick up points. Both Exeter and Bristol International airports are within two hours drive.

DESCRIPTION

The land comprises an upper pasture paddock with separate lower orchard, the whole of which adjoins a stream with frontage to the approach lane to Lee Bay itself. In total the land extends to around 2.34 acres, the pasture land is gently sloping and secluded from the lane by mature hedging. The land is also fenced, there is one gated access point with hard standing. Access to the land is from the public highway.

SERVICES

There are no mains services connected other than the natural water supply.

TENURE

The land is owned freehold and is registered on the land registry.



LOCAL AUTHORITY

North Devon District Council, 01271 327 711,
www.northdevon.gov.uk

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreement and any public or private rights of way that may affect it.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights, in so far as they are owned, are included with the freehold.

LAND PLAN

A plan which is not to scale is included with these sales particulars for identification purposes only.

VIEWINGS

Please contact Stags Barnstaple Office to arrange a viewing appointment. 01271 322 833 /
barnstaple@stags.co.uk

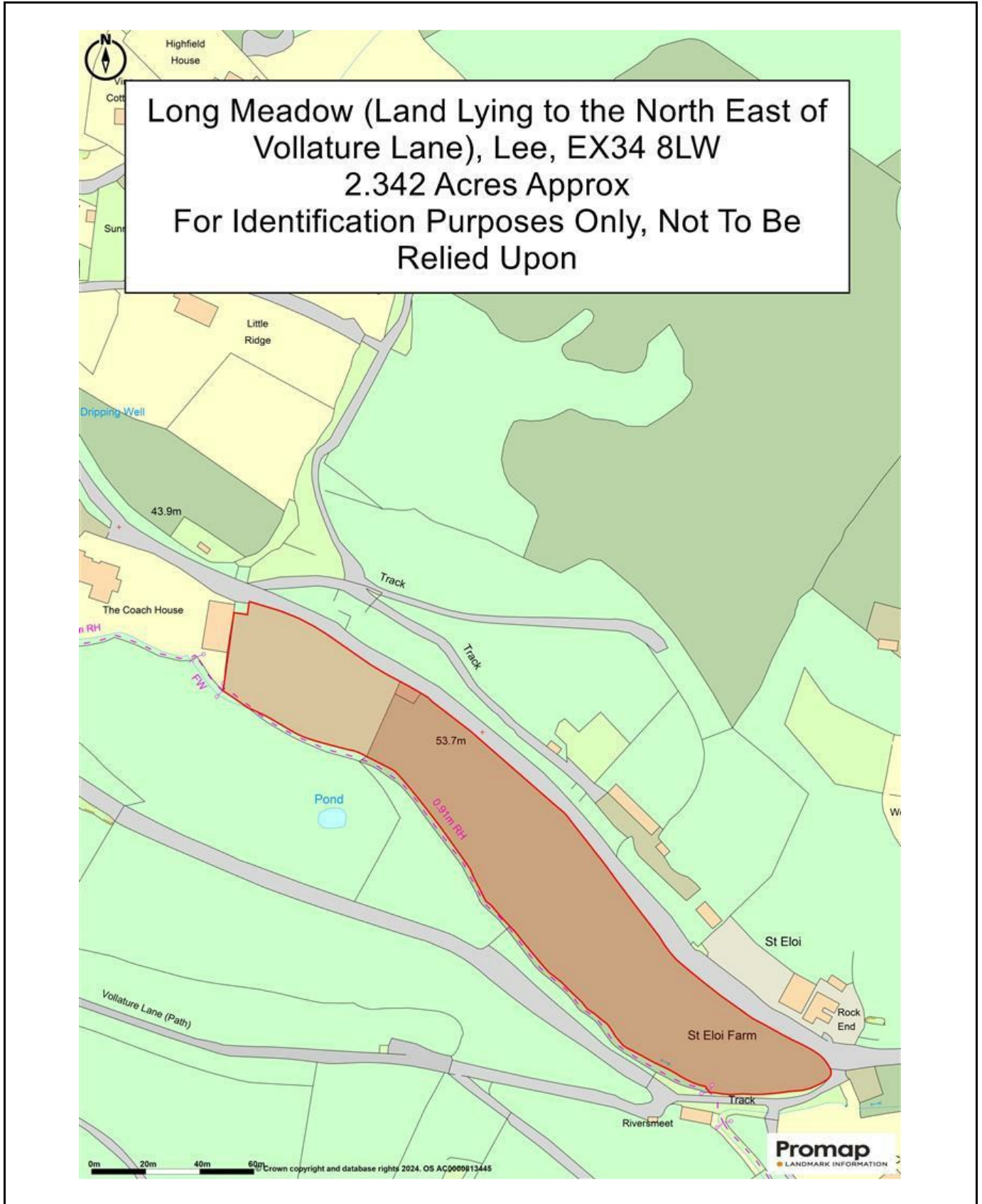
DIRECTIONS

Approaching Lee Bay from the Ilfracombe direction, pass

through Lincombe. Follow the road down towards the bay, you will eventually come to a bend in the road and the start of the land is immediately after a track on this bend. The access is further down the lane on the left-hand side. The property directly opposite is known as 'St Eloi'. If you reach The Coach House on the left-hand side you have gone too far.



VIEW OF LEE BAY NEARBY



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.