



4 Lee Bay Gardens



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Lee Bay, Ilfracombe/Mortehoe, Devon EX34 8LR

Excellent pub within walking distance. Ilfracombe 3.4 Miles,
Woolacombe surfing beach, 10/15 minutes.

Coming Soon - One of just 4 new detached quality homes within a stone's throw of the bay, beach & South West Coastal Path.

- Open Plan Kitchen/Dining Room
- 4 Double Bedrooms, 3 Bathrooms.
- Two Parking Spaces
- Unrestricted residential use.
- EPC & Council Tax Bands tbc.
- Sitting Room, balcony/terrace off.
- Hall, Utility Room,
- Private & Communal Gardens
- Ideal main/2nd home/holiday let.
- Freehold with service charge element

Prices From £1,250,000

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 'Fuschia 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 short walk and a multitude of splendid contrasting local walks stem from the village, most are well signposted and vary in type and length. The bustling village of Woolacombe, with its 3 mile long sandy beach, is a short drive. Further afield are the other famous surfing resorts of Croyde Bay, Putsborough and Saunton Sands (also with championship golf course). 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 on to the A361 North Devon Link Road, providing easy access to Tiverton Parkway Railhead (London, Paddington 2 hours) and beyond to the M5 Motorway. The nearest town is at Ilfracombe about 3.4 miles away. 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 2 hours drive.



THE DEVELOPMENT

A stunning coastal collection of 20 new properties, which include 16 x one, two and three bedroom apartments (phase two) along with three x four bedroom detached houses and one, four bedroom detached bungalow (phase one). These beautiful homes have been designed to offer exceptional living, featuring high quality specification and easy access to the beach. Both the houses and apartments will enjoy access to beautiful, large communal landscaped gardens. Anticipated completion of the first build will be autumn 2025. The National Trust have acquired a portion of land from the developers for £1 in order to re-instate a National Trust car park with facilities built to enhance Lee Bay for residents and visitors.

DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen/ Breakfast Room: 19'4 x 13'5 (5.9 x 4.1m)

Bedroom 2: 12'6 x 8'10 (3.8m x 2.7m)

Bedroom 3: 12'2 x 9'10 (3.7m x 3.0m)

FIRST FLOOR

Landing

Living Room: 19'4 x 13'5 (5.9m x 4.1m)

Bedroom 1: 13'1 x 10'10 (4.0m x 3.3m)

Bedroom 4: 12'6 x 9'2 (3.8m x 2.8m)

DIRECTIONS

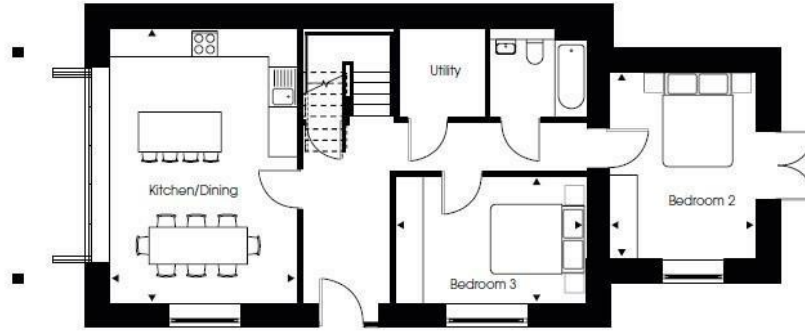
At the Mullacott Cross roundabout, take the Woolacombe/Mortehoe turning. After approximately 1½ miles look out for a fairly inconspicuous turning to the right, where there is a sign for 'Lee/Lincombe'. Continue down this lane, at the next junction turn left toward Lee village. Proceed into the village, passing the church on your left and carry on as if you are heading for the beach. Shortly before the beach is the site of the former Lee Bay Hotel, where the development is under construction.

VIEWINGS

Strictly by appointment through the sole local agents, Stags Barnstaple office
01271322833 / barnstaple@stags.co.uk

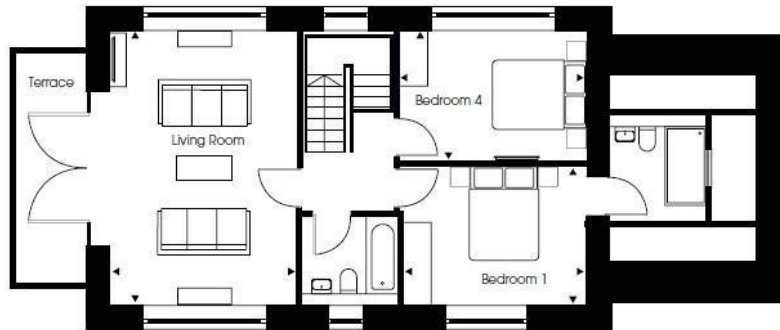


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Ground Floor

Kitchen/Dining 5.9m x 4.1m	19' 4" x 13' 5"
Utility 2.1m x 1.9m	6' 9" x 6' 3"
Bedroom 2 3.8m x 2.7m	12' 6" x 8' 10"
Bedroom 3 3.7m x 3.0m	12' 2" x 9' 10"
Living 5.9m x 4.1m	19' 4" x 13' 5"
Bedroom 1 4.0m x 3.3m	13' 1" x 10' 10"
Bedroom 4 3.8m x 2.8m	12' 6" x 9' 2"



First Floor

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.



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