



Wall Garden Cottage



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Home Lane, Lee, Devon, EX34 8LR

Lee Bay, the beach, coastal path & Grampus Inn all just 5 minutes' walk

A rare opportunity to acquire a detached character cottage on a large secluded plot with development potential, subject to planning, in a timeless & sought after coastal village, just 5 minutes from the beach

- Hall, 2 Reception Rooms
- 2 Bedrooms, Wet Room
- 2 Detached chalets/overspill bedrooms
- Large secluded garden
- Tender date 14/11/25
- 2 Kitchens, Covered Passage
- Scope to enlarge/develop STPP
- Sheds, Garage, Car Port, Ample Parking
- Lot 2 Additional car park. Excess £30,000
- Council Tax Band D. Freehold

Informal Tender £695,000

SITUATION & AMENITIES

Lee is a small coastal village, quietly tucked away in a deepcombe, 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, gallery and The Grampus public house which also serves food. The beach and bay itself are within a short walk and a multitude of splendid contrasting local walks stem from the village - most of which are well signposted and vary in type and length. Lee Bay is within an Area of Outstanding Natural Beauty. We understand that in the Winter when the leaves are off the trees, there is a glimpse of sea. 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.

SERVICES

Main electricity and water. Drainage is to a private system. Heating is by solid fuel range with back boiler or electric heaters.



DESCRIPTION

Understood to have originally been converted from an apple store, and in the same family ownership for over 40 years, Wall Garden Cottage comprises a detached character cottage, which presents painted rendered elevations with replacement double-glazed windows, beneath a slate roof. The accommodation is arranged over two storeys and includes: on the Ground Floor – PASSAGEWAY, SITTING ROOM, DINING ROOM, KITCHEN, 2ND KITCHEN. On the First Floor – landing, 2 BEDROOMS and a WET ROOM. Externally there is a DETACHED GARAGE with CAR PORT in front, two DETACHED CHALETs - used in the past as overspill bedroom accommodation, various sheds (one with functioning wc and wash hand basin) and mature, lightly wooded and secluded hillside GARDENS of just over an acre. The property is considered to have potential to extend, redevelop or to make more of the chalets and outbuildings, subject to any necessary planning permission being obtained. The house and garden form Lot 1. Lot 2 is a separately accessed car park, large enough to accommodate 3-4 vehicles, accessed from the lane below, which is the main artery through the village.

ACCOMMODATION

Front door to ENTRANCE PASSAGEWAY double built-in cold store. SITTING ROOM ornamental fireplace, fitted electric fire, cupboards flanking either side, bay with French doors to GARDEN with matching glazed panels either side. INNER HALL with night storage heater. DINING ROOM fireplace with recessed Yorkvale solid fuel range on quarry tiled hearth, AIRING CUPBOARD to left hand side, fitted cupboard to right, deep cupboard downstairs, night storage heater. KITCHEN 1 ½ bowl single drainer stainless steel sink, appliance space, adjoining work surfaces with drawers and cupboards beneath, space for cooker, extractor hood, wall cupboard, sliding glazed doors. From the INNER HALLWAY a staircase rises to FIRST FLOOR LANDING. Night storage heater, trap to loft. BEDROOM 1 ornamental fireplace, built-in cupboard, range of wardrobes, night storage heater. BEDROOM 2 ornamental fireplace, built-in cupboard, wash hand basin with vanity surround, illuminated wall mirror and cupboard over, pair of fitted double wardrobes. WET ROOM with shower area and fitted seat, shower curtain, low level wc, wash hand basin, vanity cupboard, illuminated wall mirror, Dimplex wall heater.

OUTSIDE

The main access point is via a 5-bar gate over a long drive, providing tandem parking for 5-6 vehicles, which leads to the CAR PORT and DETACHED GARAGE with power and light connected, up-and-over door, storage in the eaves, fitted work bench. There is a separate pedestrian gate, as well as double and single gates leading to the lower CAR PARK AREA. The two DETACHED CHALETs are located to the rear of the main dwelling. CHALET 1 has a stable door, fitted wardrobes and chest of drawers, is double glazed and was constructed around 2001. CHALET 2 is also double glazed and was constructed around the same period. SHED 1 has wc and wash hand basin. SHED 2 has previously been used as a garden store. SHED 3 and GREENHOUSE. From the GARAGE, a gently sloping pathway with rail leads to the dwelling. Above this is a lightly wooded bank. Below are sweeping areas of lawn, interspersed with many mature specimen trees and shrubs, including a variety of fruit trees. The gardens are generally hedge and fenced enclosed, and provide a good deal of seclusion and privacy.

DIRECTIONS

At the Mullacott Cross roundabout, take the Woolacombe/Mortehoe turning. After approximately 1.5 miles look out for a fairly inconspicuous turning to the right, where there is a sign for Lee/Lincombe. Continue down this lane and at the next junction turn left towards Lee village. Proceed into the village, passing the church on your right, take the right-hand fork and 100 yards on the right is signposted Home Lane. Take the Home Lane turning, up a slight hill and the property's vehicular entrance is on your right.

METHOD OF SALE

Informal Tender – 14/11/25 CONTRACTS CANNOT BE EXCHANGED UNTIL GRANT OF PROBATE IS ACHIEVED

An informal tender form is available from Stags. Tenders to be submitted in writing to Stags, 30 Boutport Street, Barnstaple, Devon, EX31 1RP

Should an offer be accepted we will require from you proof of your funding. In addition, under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity. This will be online check undertaken by Stags. Please refer to the informal tender form.

The vendors do not undertake to accept the highest or any offer received.

Lot 1 excess £695,000 and Lot 2 excess £30,000.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			17
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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