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## Directions

Grid Ref; 495/463. From Barnstaple take the A361 westwards to Braunton From Braunton proceed for about 5 miles turning left at Mullacott Cross as towards Woolacombe on the B3343. Proceed along this road for about a mile and there turn right towards Lee Bay. Continue for nearly a mile to the first junction then bear left into Lincombe. Proceed through Lincombe and just before you start to drop down the hill towards Lee Bay, on a shrp left bend take a right turn/straight forwards into an unmade lane. Pass to the back of the Red Barn and there turn right up the track to buildings you see ahead. Pass by the main builidn and the barn is the nly one to your left Using whar3words free app for mobiles use the words ///comic.frosted.tube

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or email barnstaple@phillipsland.com

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## Barn, Planning to Convert, 3 or more Acres

Barn at Whitestone, Lee Bay, Ilfracombe, EX34 8LN

Offers In The Region Of

**£360,000**

- Large Farm Barn
- 4 Bedrooms, 3 Bathrooms
- 4 Garage spaces
- 3 or more Acres
- About 240 sq mtrs.
- Open Plan Living Room
- Car Parking
- Consent to Convert
- Large Office, Utility
- Adjoining Field





# Overview

A substantial modern barn, about 240 square metres, with the most incredible outlook over its own grass paddock, to the coastal scenery above the picturesque Lee Bay, on to Lundy Island and the Atlantic Ocean beyond.

It is set to the edge of and high above the beautiful coastal village of Lee Bay. This quite stunning area overlooks the Atlantic Ocean and is between the lovely village and holiday resort of Woolacombe and the Victorian harbour town of Ilfracombe. Between them they offer an excellent range of local facilities and amenities. Woolacombe is beautiful, with its huge expanse off sandy beach stretching south to Putsborough Sands. These are exceptional surfers beaches and renowned, world wide, for their quality of surf.

The barn is about a mile inland from Lee Bay, itself on the dramatic North Devon coastline and approximately mid way between Woolacombe with its beach and Ilfracombe with its harbour to the east. Barnstaple the ancient borough and administrative centre for North Devon is some 11 miles to the south east and provides an excellent range of both business and leisure facilities. There is good covered town centre shopping at Green Lanes and out of thwn superstores and shopping at Roundswell.

There is direct access on to the A361/ North Devon Link Road which connects directly through to Junction 27 on the M5 motorway to the east side of Tiverton. From Barnstaple The Tarka Train Line connects to Exeter which picks up the direct train route to London Paddington.

## Services

Mains water and electric

## Council Tax band

n/a

## EPC Rating

n/a

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on
01271 327878 Out of hours Michael Challacombe 07970 445204





# Planning

Planning consent was granted by North Devon Council under application number 80023 on the 11th June 2025 29th for the Conversion of redundant rural building to a dwelling with associated works. Copies of the decision notice and floor plans are available from the agents or through North Devon District Planning Department website.

NOTES

4 Bays of the shed, on the left, as you approach the barn are included for garaging/storage. Other, non sale related, barns to the rear have consent for conversion into 4 houses as well, so no livestock housed in them.



# Room list:

**Entrance Hall**

**Open Plan Living Room - Sea Views**

**Master Bedroom - Sea Views**

**En Suite Bathroom**

**Double Bedroom**

**En Suite Shower**

**2 Further Double Bedrooms**

**Family Shower Room**

**Utility**

**Home Office**

**4 Garage Spaces**