



Parcel of land Adjoining Wall Garden Cottage, Lee,
Ilfracombe, Devon EX34 8LW

A rare opportunity to acquire a freehold parcel of land
with parking for several vehicles close to the bay/beach

Lee Bay, the beach, Coastal Path & The Grampus Inn all just 5 minutes' walk

• A rare opportunity! • Sought-after village location • Ideally positioned for
coastal walks • Income potential • Parking for 3-4 vehicles • In-and-Out
access • Freehold

Offers In Excess Of £30,000

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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, 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.

DESCRIPTION

Freehold land used to park cars, large enough to accommodate 3-4 vehicles, with in and out access gates from the lane, which is the main artery through the village.

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 and the car park will be found on the right, immediately after a thatched property, known as Old Maid's Cottage, also on the right.

SPECIAL NOTE

Please note that the boundary outline shown in Photo 2 is for identification purposes only and is not be relied upon.



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. Tenants 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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