



---

Rocketsfield



Lee Bay 0.75 miles - Woolacombe 3 miles  
- Barnstaple 13 miles

An exceptional 'grand designs'  
development site in a stunning  
location near to the North Devon  
coast

- Stunning Location with Sea Views
- Site Total: 0.64 Acres
- Planning Consent for a Contemporary New House (363 m2)
- 6 Bedrooms / 5 Bathrooms / Open Plan Living Space
- Level Gardens / Parking / Double Garage
- Private Access
- FREEHOLD

Guide Price £550,000



### SITUATION

The site is situated in a prime position overlooking the Atlantic Ocean on the rugged North Devon coast between Mortehoe and Lee Bay.

Lee is one of the area's unspoilt coastal locations and is a pretty village in an Area of Outstanding Natural Beauty (AONB) within a quiet rocky inlet on the North Devon Coast 0.75 miles away.

The coastal town of Woolacombe, renowned worldwide for its sandy beach, lies approximately 2.5 miles to the west and the nearby town of Ilfracombe has the Landmark Theatre, a doctors surgery as well as banks, shops and supermarkets.

The market town of Barnstaple, about 14 miles away, holds a weekly pannier market, and provides an extended range of shops including numerous major retailers and supermarkets, as well as leisure and commercial facilities.

The sandy beaches of Saunton, Croyde and Putsborough are within easy reach of the property and the Exmoor National Park and coast provides wide opportunity for walking and riding.

### DESCRIPTION

The site is known as Rocketsfield and is an exceptional development site in one of the more unspoilt locations along the North Devon coast with planning consent in place for the demolition of the existing barn and the erection of an individually designed, contemporary new house.

The proposed new dwelling will have beautiful views towards the Atlantic Ocean and will include approximately 363 m2 of accommodation over two floors. The approved layout has a spacious and light-filled kitchen / dining room on the ground floor, with a separate living room, a snug, an entrance lobby, a boot room, a plant room, w.c. and laundry room with three bedrooms on the ground floor, all with en-suites.

On the first floor there will be three bedrooms

(the master with an en-suite), and a separate bathroom.

Outside the approved plans are for a level garden with a patio, decking, lawn and wildflower meadow and plenty of space for parking and a double garage. Planning consent is also in place for the formation of a new access so that the property will have its own private access.

### SERVICES

Mains water supply (sub-metered) and mains electricity are available nearby (subject to connection charges). Drainage will need to be provided by a new private system.

### PLANNING

Planning consent was approved on the 8th October 2024 for the demolition of the existing barn and the erection of a new dwelling (fallback) subject to conditions. The planning reference is: 78989.

### VAT

The construction of new-build dwellings are generally zero rated for VAT.

### LOCAL AUTHORITY

North Devon District Council.

### VIEWING

Viewing is strictly by prior appointment with Stags. Please call 01271 322833 or email: barnstaple@stags.co.uk

### DIRECTIONS

From Mullacott Cross on the A361 to the north of Braunton and south of Ilfracombe, proceed west on the B3343 towards Woolacombe and Mortehoe.

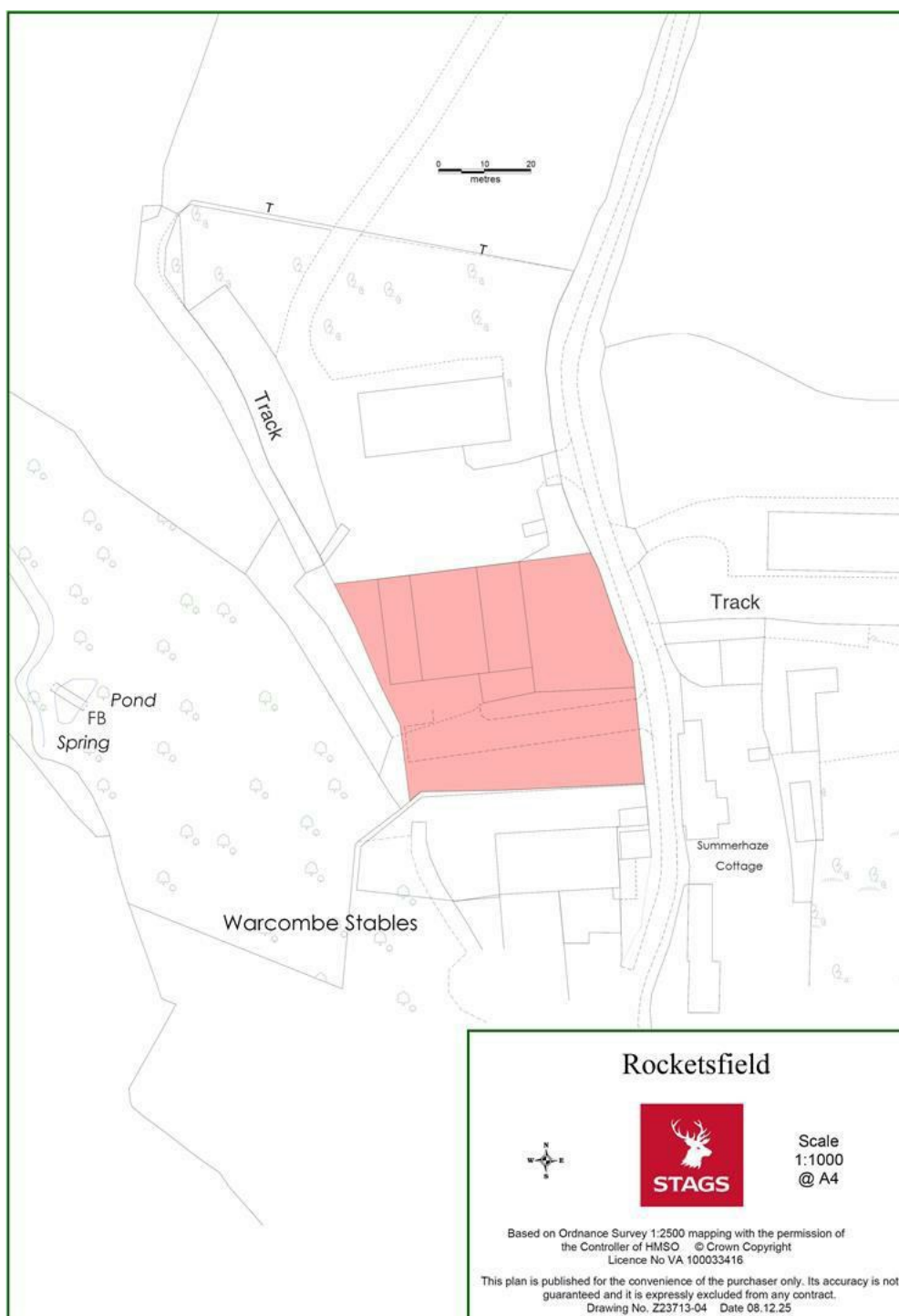
Continue along this road for approximately 3 miles, and after the sharp right hand bend, take the next turning on the right onto Mortehoe Station Road signed towards Mortehoe.

Follow this road for approximately half a mile and upon reaching Borough Cross turn right into Warcombe Lane. Continue this road for about 0.5 miles and Rocketsfield will be found on the left.

### WHAT3WORDS

/// next.digitally.treaties





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.



30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833

barnstaple@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London