



Apartment 11, Lee Bay Gardens



# Apartment 11, Lee Bay

, Lee Bay,, EX34 8LR

Coastal Location Woolacombe 5 miles Barnstaple 14 miles

A spacious three-bedroom duplex apartment set across two floors, featuring a private terrace perfect for outdoor living and entertaining

- SPRING OPEN DAY – 11TH APRIL!
- RESERVE IN APRIL AND RECEIVE AN INTERIORS PACKAGE WORTH UP TO £20,000!\*
- 3 Bedroom Duplex Apartment
- Open Plan Kitchen/Dining/Living Area
- Ensuite to bedroom 1
- Family Bathroom
- Allocated Parking
- Underfloor Heating Throughout
- EPC & Council Tax Bands TBC
- Share of Freehold with Service Charge

Guide Price £785,000

## SITUATION

Lee is a picturesque coastal village on North Devon's dramatic coastline, home to a charming church, village hall, gallery and gift shop, and the welcoming Grampus pub. The beach and bay are just a short stroll away, with countless scenic walks beginning right in the village. Nearby, Woolacombe boasts its famous three-mile stretch of golden sand, while Exmoor's rugged coastline and wild moorland are within easy reach. Barnstaple, is around a 30-minute drive, offering rail connections to London and access to the M5 via the A361.

## THE DEVELOPMENT

Lee Bay is a stunning coastal collection of sixteen 1, 2 & 3 bedroom apartments and duplexes, three 4 bedroom houses and a 4 bedroom bungalow. 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. The National Trust have also acquired land adjacent to the scheme with plans to reinstate a National Trust car park with facilities built to enhance the village for residents and visitors.



## SPRING OPEN DAY

Saturday 11th April 10am – 4pm

Come and view the completed houses and have the first opportunity to take a tour of the apartment building.

Receive an interiors package of up to £20,000 when you reserve your new home.

Enjoy some refreshments while you ask our team any questions you may have about life at Lee Bay.

Contact the Stags Barnstaple Office to book your appointment.

## DESCRIPTION

Apartment 11 at Lee Bay is an exceptional three-bedroom duplex, thoughtfully arranged to offer both space and style for modern coastal living. The first floor is dedicated to a stunning open-plan kitchen, dining and living area, where two sets of full-height sliding doors flood the space with natural light and open onto a private terrace—perfect for enjoying the peaceful surroundings and seamless indoor-outdoor living.

Upstairs, the second floor hosts three generously sized double bedrooms, including a well-appointed principal bedroom with its own en-suite. A contemporary family bathroom serves the remaining bedrooms, ensuring comfort and convenience for residents and guests alike.

This beautifully crafted home also benefits from integrated kitchen appliances, energy-efficient underfloor heating powered by a ground source heat pump, and triple glazing throughout for enhanced comfort and sustainability. With allocated parking included and set within a highly desirable coastal location just moments from the sea—where landscaped grounds lead directly to Lee Bay—this duplex offers an outstanding opportunity to enjoy relaxed seaside living.

## SPECIFICATION

- A range of Integrated Appliances
- Flooring throughout
- White Sanitary Ware
- Thermostatic Shower
- Heated Towel Rail in bathroom and en-suite
- Ground Source Heating
- Underfloor heating throughout

## OTHER CONSIDERATIONS

Service Charge payable.

Build Completion Anticipated Summer/Autumn 2026.

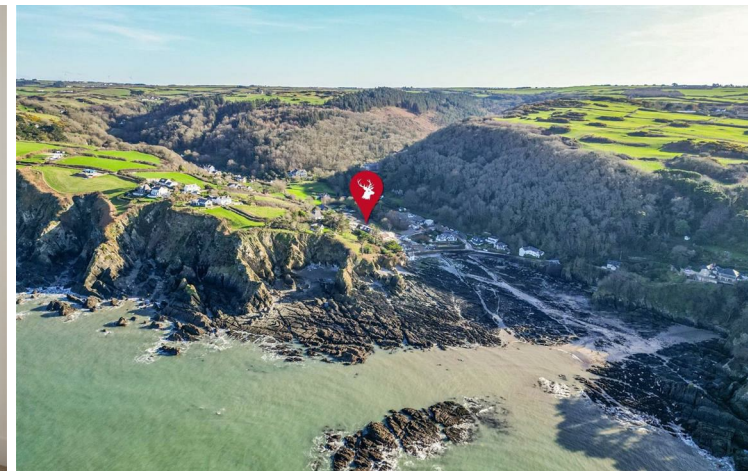
The internal photos are to show the internal finish only and are taken from a similar property. Some photos have been staged using AI.

## DIRECTIONS

At the Mullacott Cross roundabout, take the Woolacombe/Morteohoe 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

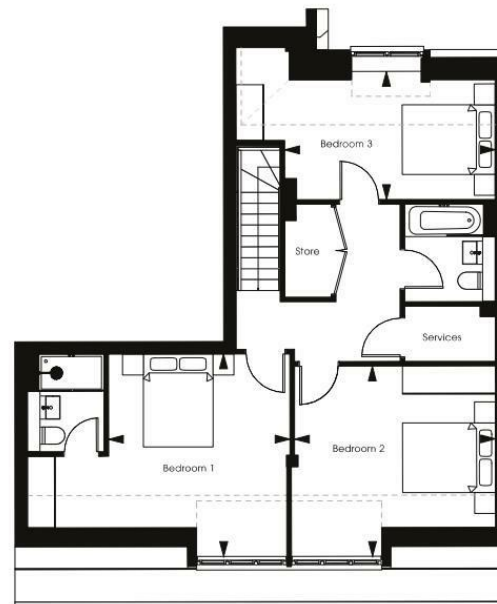
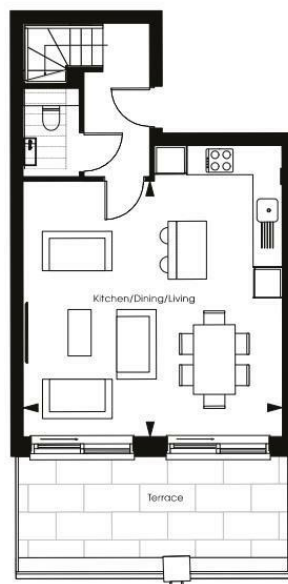


## APARTMENT 11 - Three Bedroom Duplex

### Second Floor



### First Floor



**Kitchen/Dining/Living**  
5.6m x 5.5m      18' 4" x 18' 1"

**Bedroom 1**  
4.4m x 3.9m      14' 5" x 12' 10"

**Bedroom 2**  
4.9m x 4.3m      16' 1" x 14' 1"

**Bedroom 3**  
4.3m x 4.1m      14' 1" x 13' 5"

--- Sloped Ceiling

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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