



Lower Whitestone Courtledge, Annexe & Cottage







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Lee, Ilfracombe, Devon, EX34 8LN

The South West Coastal Path runs near the property. Ilfracombe/Exmoor/Woolacombe, all about 15 minutes

A superb detached period barn conversion with self-contained cottage wing, converted detached secondary barn with residential use, on the periphery of this timeless coastal village close to the South West Coast Path & Woolacombe

- Suitable for multi-generational family use
- All converted or upgraded in 2022. Sea glimpses
- Main 4 bedroom barn with 1 bedroom wing
- Further 2 bedroom detached barn available in addition
- Private gardens. Garaging/Allocated parking
- Suitable as home with holiday lets .
- Period shells with quality, contemporary interiors
- Totally self-contained 1 bedroom detached barn
- All dwellings have residential use
- Freehold

Guide Price £1,500,000

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## SITUATION & AMENITIES

Lincombe and Lee are in an Area of Outstanding Natural Beauty and the North Devon Coast Conservation Area. The hamlet of Lincombe is close to the village of Lee and Lee Bay Beach, 2 miles to the West of Ilfracombe. Lee Bay is bordered on three sides by rolling Devonshire countryside and on the fourth by the Bristol Channel. The hub of the village is centred around St Matthew's Church. Opposite the church stands the Village Hall and Pixie Meadow – the siting of many a village fete in bygone years and present times. The village also offers the Grampus Inn, which is the only public house and this serves food. The small rocky cove with its imposing coastline on either side has remained untouched by the hands of time. At low water, even in the height of Summer, it remains a tranquil spot with its many rock pools and small sandy beach. For the more energetic a multitude of splendid contrasting local walks stem from the village (as well as behind the property itself). Most are well signposted and vary in type and length. The bustling village of Woolacombe with its 2-mile long sandy beach is a short drive or a rambling coastal walk away. Further afield Croyde Bay, Putsborough and Saunton Sands (also with Championship Golf Course) are all ideal for surfing and bathing. 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 ½ hour by car and provides a comprehensive range of business and leisure facilities, as well as live theatre and district hospital. From the town the A361 North Devon Link Road provides easy access to Tiverton Parkway railhead (London Paddington in just over 2 hours) and beyond to the M5 Motorway. The area is well served by excellent state and private schools including West Buckland school. The nearest international airports are at Bristol and Exeter.

## DESCRIPTION

The main dwelling is a very substantial detached period barn, understood to have originally been converted during the late 1980s, but completely remodelled and upgraded in 2023 when the adjoining self-contained but intercommunicating two-storey cottage annexe was converted. Generally, the property is of stone construction with part-painted rendered elevations, double-glazed doors and windows throughout, all beneath a slate roof. A particular feature are the series of arched windows displayed in the front elevation, which together with the extensive sun terraces and balcony, combine to give the property an almost Mediterranean appearance. The accommodation is bright, spacious and adaptable and arranged on a reverse living basis in order that all principal rooms benefit from the delightful full South-facing views, which include distant sea views. The conversion has been skilfully and sympathetically undertaken to combine modern refinements with many original period features. The aforementioned cottage annexe (known as Feather & Stone) is suitable for use as an extension to the accommodation as it interconnects, or for guests, relatives or as a holiday let (as at present). This has a private garden and allocated parking. 'The Barn' [WHICH IS AVAILABLE BY SEPARATE NEGOTIATION IF REQUIRED - THE ENTIRE 'ESTATE' IS PRICED AT £2 MILLION or £1.5 MILLION WITHOUT 'THE BARN'] is a detached barn conversion of stone, beneath a slate roof with double-glazed doors and windows. This has its own access, parking and designated garden, and is included in the sale of the entire property or can be excluded from the sale as the vendors would be happy to retain it. This has residential consent, and as such can be rented out – subject to a purchaser's requirements.

The Retreat is a further detached barn conversion of stone beneath a slate roof with double-glazed doors and windows. This is accessed via the main drive and central car park, but has designated parking and private garden with hot tub. Generally, all three dwellings have been the subject of conversion or extensive modernisation as well as substantial investment in the last 2 years and are basically period shells with contemporary interiors, finished to a high specification. All three exude flair, quality and style. There is a detached garage and car port which serve the main house, as well as additional parking bays. All three of the secondary units have designated gardens (as previously mentioned). The main dwelling has a lower terrace and an upper terrace/balcony, as well as a secret semi-tropical garden.

## DIRECTIONS

W3W:///elite.baking.cyclones

## SPECIAL NOTES

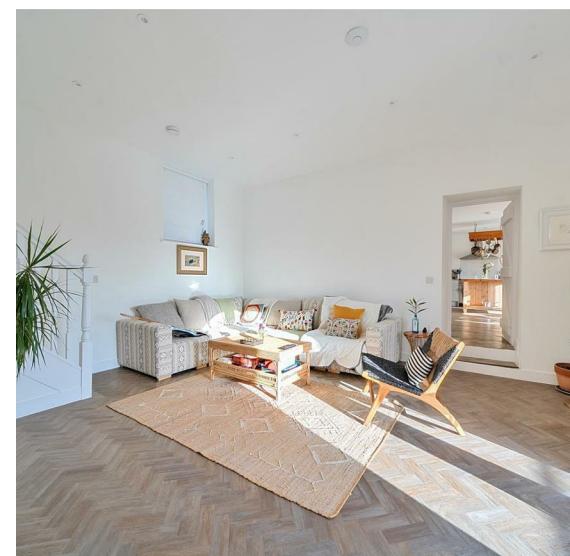
The holiday rental of Feather & Stone & The Retreat is currently operated by [holidaycottages.co.uk](http://holidaycottages.co.uk). The accommodation and bookings can be viewed on their website. Details of the most recent income are available on request. The price of the entire property is £2,000,000 but without The Barn the remainder could be purchased for £1,500,000.

## SERVICES

Mains electricity and water to all dwellings. There is a sewage treatment plant which was installed in 2023 serving all dwellings. All dwellings have underfloor heating via air source heat pump. Electricity in the main house is supplemented by solar panels.

## PLANNING & COUNCIL TAX/BUSINESS RATES

We understand that the property is freehold and that 'The Barn' is on a separate title. The current use of the main house is as a private dwelling (paying council tax). The annexe is a holiday let (business rates). 'The Barn' is a private dwelling (paying council tax) and The Retreat is a holiday let (business rates). The majority of the contents of all dwellings are potentially available by separate negotiation if required.





#### MAIN HOUSE

The main house is approached from the car parking area via steps, which lead to a covered terrace running the length of the property. A double-glazed front door with matching side panels opens into an ENTRANCE HALL. A staircase rises to First Floor (described later) with CUPBOARD beneath housing the hot water cylinder and coats space, as well as the apparatus for the underfloor heating. Parquet-style flooring runs through the majority of the property. BEDROOM 1 with walk-in wardrobe, French doors within the arched windows leading to the COVERED TERRACE outside. ENSUITE SHOWER ROOM with porthole window, tiled shower cubicle, hand held and overhead drench showers, wash hand basin on slate plinth with timber base, low level wc, extractor fan. BEDROOM 2 with similar arched window and French doors to the COVERED TERRACE – also with walk-in wardrobe (which has the interconnecting door to the ANNEXE). ENSUITE SHOWER ROOM with similar fittings to BEDROOM 1'S ENSUITE. FIRST FLOOR LANDING Arched window with French doors to BALCONY/TERRACE. SITTING ROOM with similar French doors within arched window to BALCONY/TERRACE. Staircase rising to Second Floor (described later). KITCHEN/DINING ROOM – a fabulous space to entertain with bi-fold doors opening directly onto the BALCONY/TERRACE. The bespoke kitchen units are in a grey theme topped by oak worksurfaces incorporating breakfast bar and Belfast sink. There is an integrated dishwasher, Rangemaster incorporating ovens, hob and extractor. A particular feature is the bespoke pine dresser and central rustic island/butcher's block. A pair of Moroccan antique doors lead to a PANTRY with recessed space for upright fridge/freezer, extensive storage and WINE CELLAR. REAR LOBBY with door to OUTSIDE, cupboard housing electrics and apparatus for heating. UTILITY ROOM – once again in a grey theme with oak worksurfaces incorporating stainless steel sink, integrated washing machine and tumble dryer. CLOAKROOM with low level wc. BEDROOM 4 with French doors onto TERRACE within arched window, copper basin on slate surround with wooden plinth. ENSUITE BATH/SHOWER ROOM with superb copper bath recessed within a stone surround, mixer tap and handheld telephone-style shower attachment, tiled shower cubicle, handheld and overhead drench shower units, low level wc, ladder-style heated towel rail/radiator. BEDROOM 3. ENSUITE SHOWER ROOM with tiled cubicle, handheld and overhead drench showers, wash hand basin on slate base with recessed stone surround and wall mirror. Returning to the SITTING ROOM, a staircase rises to the Second Floor. LANDING. To the left is STORE ROOM 1, to the right a walk-through cupboard to STORE ROOM 2 and open access to LOFT SPACE, which is floored and insulated – suitable for storage and possibly conversion to additional accommodation (subject to any necessary planning permission).

OUTSIDE - At Ground Floor level there is the previously mentioned TERRACE, above which is an extensive SUN BALCONY which is partly enclosed by glass and stainless steel and from which there are superb far-reaching sea views, as well as views of open countryside. Strategically situated is a hot tub, which is to the right-hand side of the property, where there is also a retaining wall and access around to the back of the house, with pedestrian gate returning to the drive. Just below the property is a 'secret' semi-tropical garden, landscaped with ease of maintenance in mind and planting to complement the coastal location.

#### FEATHER & STONE

At Ground Floor level two pairs of French doors lead into the open-plan LIVING ROOM/KITCHEN. The theme of the kitchen is light grey, topped by oak worksurfaces incorporating Belfast sink. There is an integrated dishwasher, electric oven with induction hob above and extractor hood. Other appliances include integrated fridge and freezer, as well as washing machine. There is a Ground Floor SHOWER ROOM. On the First Floor is a generous DOUBLE BEDROOM with built-in wardrobe and 2nd ENSUITE SHOWER ROOM. French doors lead to an enclosed TERRACE – ideal for Al fresco dining. There is an allocated PARKING BAY nearest to the DOUBLE GARAGE.

#### THE RETREAT

FIRST FLOOR - LIVING ROOM/KITCHEN arranged in three distinct zones – sitting, dining and kitchen. The kitchen units are in grey topped with oak worksurfaces, incorporating Belfast sink, integrated dishwasher, electric oven with induction hob above, stainless steel splashback and extractor hood, fridge and freezer. A peninsula unit separates the living areas with vaulted beamed ceiling, cupboard housing apparatus for the underfloor heating and hot water. Bi-fold doors lead to tiled BALCONY with stainless steel and glass surround, from which there are distant sea views. Steps lead down to the DOUBLE BEDROOM with French doors to the GARDEN. There is tiled flooring. ENSUITE SHOWER ROOM with tiled cubicle, wash hand basin, low level wc, extractor fan, ladder-style heated towel rail/radiator. OUTSIDE - Is a private enclosed GARDEN – mainly laid to grass and hedge enclosed.

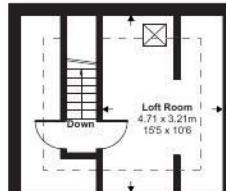
#### THE BARN [AVAILABLE IN ADDITION]

This has its own separate driveway leading from the main driveway, which is gravelled and has an electric charge point. The base of this is a substantial rockery. There is then a private GARDEN and BALCONY/TERRACE – ideal for Al fresco dining with glass and stainless steel surround.

GROUND FLOOR - ENTRANCE PORCH/UTILITY ROOM with doors each end, tiled flooring. LOUNGE/DINING ROOM with travertine tiled flooring and French doors to the BALCONY. INNER LOBBY cupboard with electrics and apparatus for the underfloor heating. KITCHEN grey units, slate-effect worksurfaces and a Belfast sink. Fitted appliances include fridge, washing machine, dishwasher, electric oven, induction hob, and extractor hood. Cupboard with hot water cylinder. SHOWER ROOM with shower cubicle, low level wc, pedestal wash basin, extractor fan.

FIRST FLOOR - LANDING wood effect flooring. BEDROOM 1 French doors to JULIET BALCONY with fine views. ENSUITE BATHROOM with panelled bath with shower over, low level wc, wash hand basin. BEDROOM 2. FAMILY BATHROOM.

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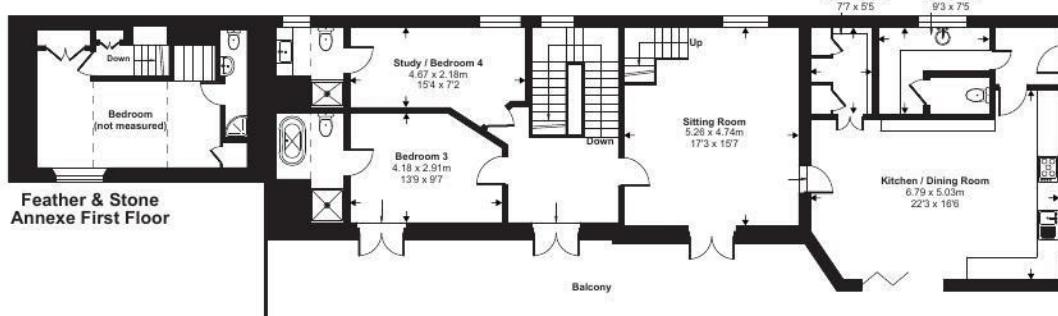
Approximate Area = 3269 sq ft / 303.7 sq m (excludes annexe)

Limited Use Area(s) = 296 sq ft / 27.4 sq m

The Retreat = 632 sq ft / 58.7 sq m

Total = 4197 sq ft / 389.8 sq m

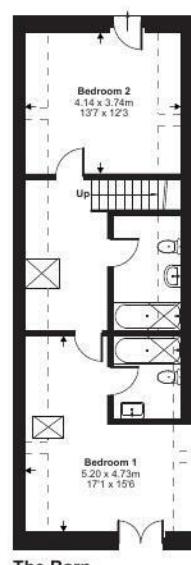
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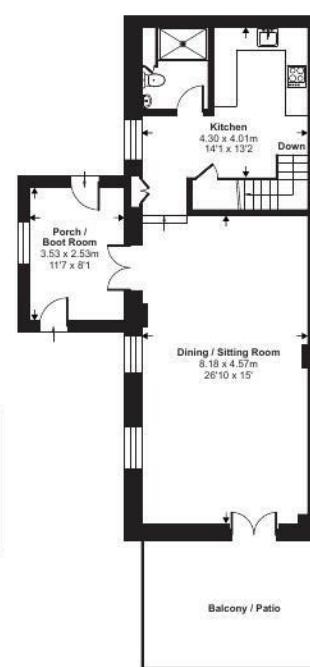
First Floor 1



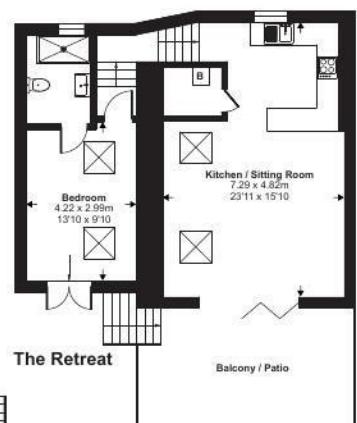
Ground Floor 1



The Barn



First Floor 2



The Retreat



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1381300



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

