



Old Maids Cottage







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Lee, Ilfracombe, Devon, EX34 8LW

Within walking distance of the beach, period inn, coastal footpath. 10 Minutes from Ilfracombe, 15 Minutes from Woolacombe

A particularly charming, quintessentially English, Grade II Listed detached period cottage close to the beach/bay of this timeless & sought after coastal village

- An historic landmark property Circa 1652
- Sympathetically extended & tastefully modernised
- 2 Reception Rooms, Kitchen
- 3 Bedrooms & 3 Bathrooms (2 Ensuite)
- Superb detached cabin/office/studio
- Parking & Landscaped 0.67 acre gardens
- No Upward Chain
- Suit main/2nd home/UK base
- Lucrative holiday let - currently business rated
- Forward bookings if required. Freehold

Guide Price £775,000

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SITUATION & AMENITIES

Lee is a small coastal village, quietly tucked away in a deepcombe, 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. 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

Old Maids Cottage is a particularly charming, detached period cottage, which presents elevations of painted render beneath a half slate and half thatched roof. We understand that the core dates from around 1652, but that a sympathetic extension was added in 2012 when the accommodation was generally remodelled and the thatch replaced. The ridge has since been replaced in 2019/2020. The property is Grade II Listed as being of architectural and historic interest. The accommodation is deceptively generous, well-presented and combines 21st Century refinements with original features. The property is currently run as a 2nd home/lucrative holiday let for 6 people. Old Maids Cottage has a strong historical background, as it was originally named after a local poem which tells of three young women, who were so picky about would-be husbands that they ended up as 'the three old maids of Lee'. The poem became famous when it started to be sung during the First World War, with the troops saying that they were going to return home to marry one of the three old maids of Lee. The house was even reproduced as a china model by the ceramics firm WH Goss of Stoke-on-Trent - one of the range of famous cottages released by Adolphus Goss in 1893. Over the years, many postcards have featured Old Maids Cottage, and it is still, to this day, once of the most striking period properties within the village and the subject of much admiration. A more recent addition (2024) is Old Mans Folly - a rustic cabin - ideal as a summer house for recreation, as an office, therapy room, etc. This overlooks the well-tended garden, which has been landscaped with ease of maintenance in mind and backs onto woodland. This is certainly a property that needs to be viewed internally to be fully appreciated.





ACCOMMODATION

GROUND FLOOR

Porch with fitted seats either side and front door to ENTRANCE HALL stone flagged flooring. A concertina sliding door separates the SITTING ROOM – which has a period fireplace, fitted wood burner on slate hearth, stone flagged flooring, dado panelling to one wall. Between the HALL and DINING ROOM is a former two-way fireplace. Within the DINING ROOM is stone flagged flooring, fitted 'L'-shaped bench, staircase rising to First Floor (described later), meter cupboard understairs (also housing security alarm). The galley-style KITCHEN also has an open archway from the SITTING AREA and therefore the entire Ground Floor can be open-plan if required. The kitchen units are in a cream theme, topped by slate and incorporating twin bowl stainless steel sink unit. There is an integrated fridge/freezer, concealed washing machine, Bosch electric oven, Bosch 4-ring calor gas hob with stainless steel splashback, floating Lamona stainless steel and glass extractor fan, natural wood flooring, cupboard housing Baxi calor gas-fired boiler and hot water cylinder.

FIRST FLOOR

LANDING. BEDROOM 1 a bright, spacious, triple aspect room with engineered oak flooring, French door with glazed panels flanking either side, leading onto SUN TERRACE and GARDEN – ideal for Al fresco dining, vaulted beamed ceiling, exposed A frames, opaque courtesy screen to ENSUITE BATHROOM with panelled bath, drench shower above, folding shower screen, tiled & mirrored surround, low level wc, wash hand basin, mirror-fronted medicine cabinet, tiling flooring, ladder style heated towel rail/radiator, extractor fan. BEDROOM 2 double aspect. ENSUITE BATHROOM with panelled bath, drench shower above, folding shower screen, tiled and mirrored surround, low level wc, wash basin, ladder style heated towel rail/radiator, mirror-fronted medicine cabinet, extractor fan, tiled flooring. BEDROOM 3 double aspect, fitted wardrobe. FAMILY SHOWER ROOM tiled cubicle, handheld and drench showers, wash hand basin, low level wc, ladder style heated towel rail/radiator, wall mirror, strip light/shaver point.

OUTSIDE

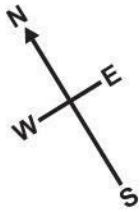
To the front of the cottage, there is a stone wall with central pedestrian gate leading to the front door. To the left of the cottage the first of several TERRACES to enjoy different vistas and to follow the sun around. To the right of the cottage there are a pair of double gates leading into a gravelled driveway and parking area for 4-5 vehicles. This is bounded by dry stone walling topped by flowerbeds and supporting areas of lawn. There are steps with rustic edges leading to the lawn and beyond to the FOLLY, which has a brick base, timber-framed and timber-clad and Sedum roof. There is a VERANDA to the front, supported by two tree pillars. A doorway into the room itself, with half-beamed ceiling, natural wood flooring, wood burner on slate hearth with slate surround, power and light connected. The property backs onto an area of woodland – part of which is owned by Old Maids Cottage.

SERVICES

Mains electricity and water. Calor gas central heating, which is underfloor downstairs. Security alarm fitted. Wi-Fi. Septic tank and modern wastewater treatment plant.

DIRECTIONS

At Mullacott Cross roundabout, take the Woolacombe/Mortehoe turning. After approximately 1 ½ miles look out for an 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 and Old Maids Cottage will be clearly seen on the right-hand side as you approach the bay itself.



Approximate Area = 1647 sq ft / 153 sq m
 Outbuilding = 145 sq ft / 13.4 sq m
 Total = 1792 sq ft / 166.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1452095



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



