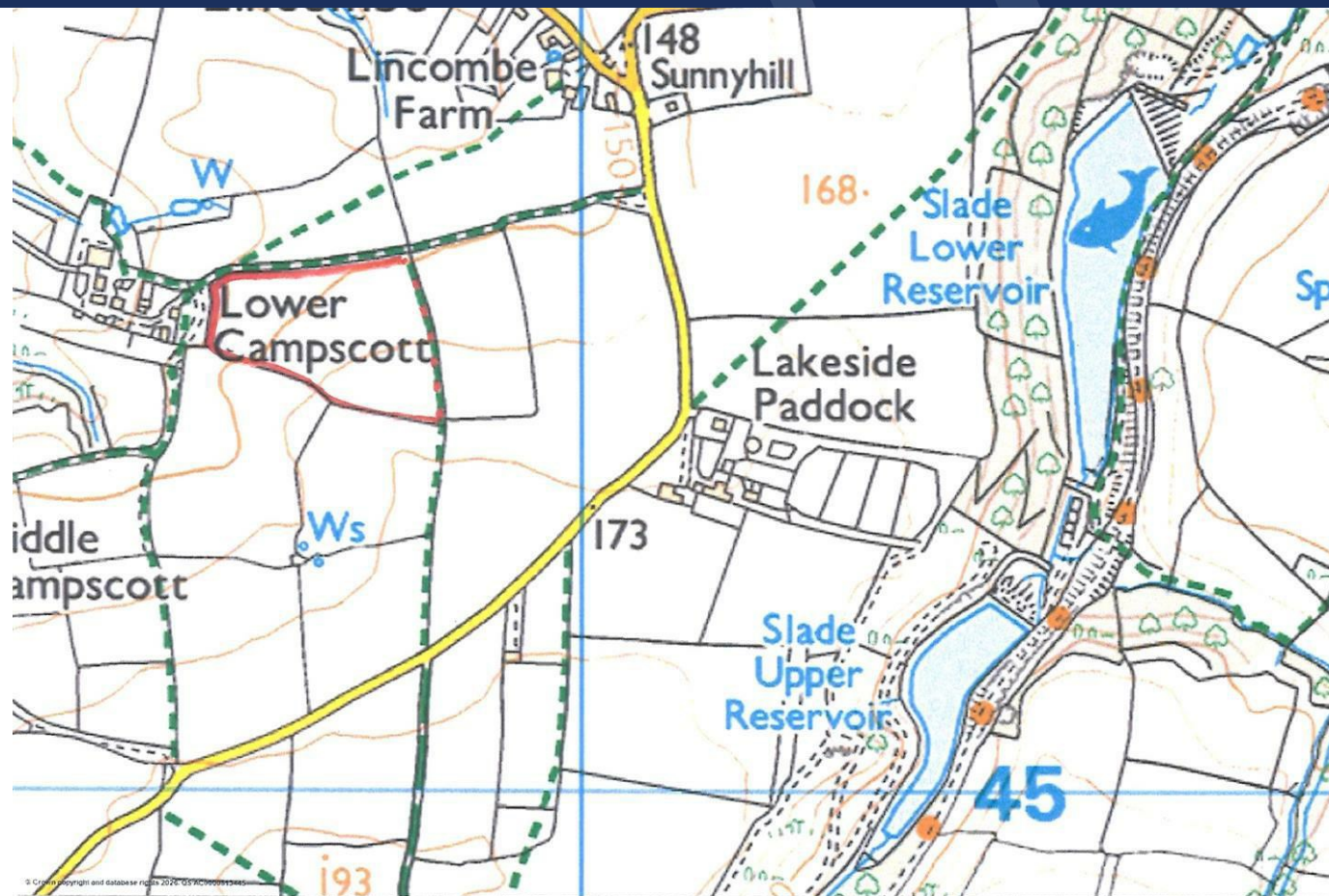




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Dated Scale: 1:5000, Paper Size: A4



8.765 Acres with Sea Views

Field of Dibbons Lane, Nr. Lincombe, Lee Bay, Devon, EX34 8LS

Offers In The Region Of

£150,000

- Coastal Setting
- Distant Sea Views
- Lane Access
- Currently in Pasture
- About 8.765 Acres

**Looking to sell? Let us
value your property
for free!**

Call 01271 327878
or email barnstaple@phillipsland.com

Directions

On the A361, from Braunton proceed to Ilfracombe and after about 6 miles at Mullacott Cross Roundabout, take the first exit left onto the B3343 road as though to Woolacombe. Pass by the Combes Golf Park and after just after taking the right turn to Lincombe, where follow the country lane. You will pass over the Tarka Cycle track/footpath on the old Ilfracombe Railway line and then the Coastal Kennels to the right. As you drop down the hill thereafter and just over a mile from the main road, take a left turn into what essentially appears to be the entrance to Lower Campscott. in fact, Dibbons Lane. Follow the concrete track down between the Devon Banks and as you come to the end of the Devon Bank, to the left hand side is a wire fence with an immediate gateway which is the entrance to the field that is for sale. Using what3words free app for mobiles use the 3 words ///sometimes.those.crowds

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Overview

Set with views over fields and coastal scenery down to the Bristol Channel and beyond.

This single field of pastureland is set in the coastal belt between the B3343 between Mullacott Cross on the A361 Barnstaple to Ilfracombe main road and the coastal resort of Woolacombe to the west and enjoys views over the dramatic coastal scenery above Lee Bay, between Woolacombe and Ilfracombe.

The field has shared access over a single track lane from the public highway near Lincombe which is on the road down to Lee Bay.

The land has not been grazed properly for some time.

There is a public footpath running along inside the eastern boundary.

NOTE - the sale of this land is not connected with Lower Campscott in any way.

Services

None on site

Council Tax band

n/a

EPC Rating

n/a

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on

01271 327878 Out of hours
Michael Challacombe 07970 445204

