



Lundy Sound



# Lundy Sound

Higher Warcombe, Mortehoe, EX34 7EJ

Close to the South West Coastal path & Lee Bay. Woolacombe  
2.5 Miles, Barnstaple 14 Miles.

A single storey barn conversion with fine sea views in sought-after, timeless & tranquil surroundings between Mortehoe & Lee Bay

- Hall with Study area. Oil C.H. D. Glazed.
- 3 Bedrooms, 2 Bath/Shower Rooms
- Private garden to rear
- Suit main/second home/UK base/Holiday let
- Council Tax Band D
- Spacious open plan Kitchen/Reception areas
- Store/Utility/Boiler room
- Allocated parking for 3
- No upward chain
- Freehold

Guide Price £549,950

## SITUATION & AMENITIES

Situated in an elevated position, overlooking the Atlantic Ocean on the rugged North Devon coast, Lundy Sound lies between Mortehoe and Lee Bay. Lee Bay is a pretty, unspoilt village within an Area of Outstanding Natural Beauty – a coastal preservation area, a Heritage Coast and an Area of Tranquillity, which is within a quiet, rocky inlet on the North Devon coast, and one of the area's few remaining unspoilt coastal locations. The coastal resort of Woolacombe – renowned worldwide for its 4-mile sandy beach – lies approximately 2 ½ miles to the West and offers a small range of shops. The nearby town of Ilfracombe has the Landmark Theatre and GP surgery, as well as banks, shops, schools and supermarkets. The regional centre of Barnstaple is about 14 miles and boasts a Pannier Market, live theatre and district hospital. There is also an extended range of shops including numerous major retailers and supermarkets, as well as leisure and commercial facilities. The sandy beaches of Croyde, Putsborough and Saunton (also with Championship Golf Course) are within easy reach of the property, as is Exmoor National Park. Schooling is available in Ilfracombe, Braunton and Barnstaple, as well as the well-regarded West Buckland school, for which there is a bus service within 3 miles of the property. From Barnstaple the North Devon Link Road (A361) can take you to Jct.27 of the M5 Motorway, and where nearby Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter.



## DESCRIPTION

Lundy Sound is an attractive single storey dwelling, which was converted from former stone and timber stables in around 2009/10. The property is the central one of three dwellings. The accommodation is bright, spacious and well-presented. To the rear is a private West-facing garden, arranged with ease of maintenance in mind and an ideal place for Al fresco dining and to watch the sun setting over the ocean.

## ACCOMMODATION

Glazed uPVC front door leading to ENTRANCE HALL with LVT wood effect flooring, radiator. The internal part of the hallway is very spacious and offers room to accommodate a STUDY/OFFICE. UTILITY ROOM housing the oil boiler and consumer unit, carbon monoxide alarm, space and power for a tumble dryer. KITCHEN/DINING/LIVING ROOM a large and bright open plan space overlooking the GARDEN. Full fitted slab-fronted kitchen in white gloss with stainless steel handles, contrasting dark grey laminate work surface, stainless steel 1.5 bowl sink, drainer and mixer tap, integrated fridge/freezer, dishwasher, oven, hob and washing machine, LVT wood effect flooring, two radiators, heat alarm, patio doors into the GARDEN. BEDROOM 1 a large double bedroom with built-in wardrobe, fitted carpet, radiator, views over the garden. ENSUITE SHOWER ROOM walk-in shower, wash hand basin, wc, vinyl flooring, extractor fan. BEDROOM 2 a double bedroom with built-in wardrobe, fitted carpet, radiator. BEDROOM 3 a spacious double bedroom with built-in wardrobe, fitted carpet, radiator. FAMILY BATHROOM 3-piece white suite, shower over the bath, tiled floor, radiator, extractor fan.

## OUTSIDE

Allocated off-road parking for 3 cars to the front. Lawned GARDEN with trees to the rear which is fence enclosed. There are wonderful views out to the Atlantic Ocean with beaches nearby at Lee and Woolacombe.

## SERVICES

Mains water and mains electricity. Oil-fired central heating. Shared private drainage to a septic tank.

## DIRECTIONS

W3W///lilac.splashes.unwraps

From Mullacott Cross on the A361 to the north of Braunton and south of Ilfracombe, proceed west on the B3343 towards Woolacombe and Morteohoe. Continue along this road for approximately 3 miles, and after the sharp right-hand bend, take the next turning on the right into Morteohoe Station Road signed towards Morteohoe. Follow this road for approximately half a mile and upon reaching Borough Cross turn right into Warcombe Lane. Continue down this road for about 1 mile and Lundy Sound will be found on the left, identified by our For Sale board.



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.



Approximate Area = 1466 sq ft / 136.1 sq m  
For identification only - Not to scale

**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richteckon 2026. Produced for Stags. REF: 1456602



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		
(69-80)	C	72	
(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	

30 Boutport Street, Barnstaple,  
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833