



Barn at Lincombe Court



Barn at Lincombe

Lee, Nr Woolacombe, Devon EX34 8LL

Lee Bay, Ilfracombe, Woolacombe, Croyde, Braunton, Exmoor and Barnstaple, all within easy access.

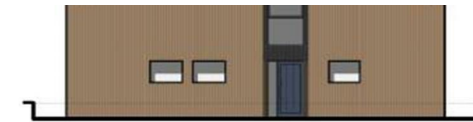
A modern barn with consent for demolition & erection of one highly sustainable 6 bedroom dwelling, set in 0.63 of an acre close to the desirable coastal village of Lee Bay.

- Modern barn with consent
- The proposed 2 storey plans provide for;
- Ground Floor; Hall, Cloakroom
- Open Plan Living/Dining/Kitchen
- Utility room, Snug/Office
- 6 Bedrooms, 6 Bathrooms
- Suit Dual Occupation
- Ample Parking, 0.63 Acre
- Freehold

Offers In Excess Of £450,000

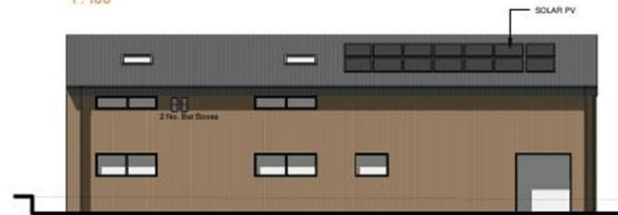
SITUATION AND AMENITIES

Higher Lincombe Farm is situated in the small hamlet of Lincombe which is located above the picturesque Lee Bay. This enviable location offers easy access to the stunning North Devon Coast Line and range of famous sandy, surfing beaches at Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe. There are an excellent range of coastal walks available from the doorstep. Exmoor National Park is readily accessible and is renowned for its undulating moors and pasture land with rivers and streams running through deep wooden combs to the spectacular cliffs on the coast. There are a range of amenities located at the nearby villages/towns of Braunton about 8 miles, Ilfracombe about 2 miles and Barnstaple about 14 miles. As the Regional Centre, Barnstaple houses the area's main business, commercial, leisure and shopping venues as well as District Hospital and live theatre. At Barnstaple there is access to the North Devon Link Road which leads on, in about 45 minutes or so, to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast train service to London Paddington in just over 2 hours. The nearest International Airports are at Bristol and Exeter.



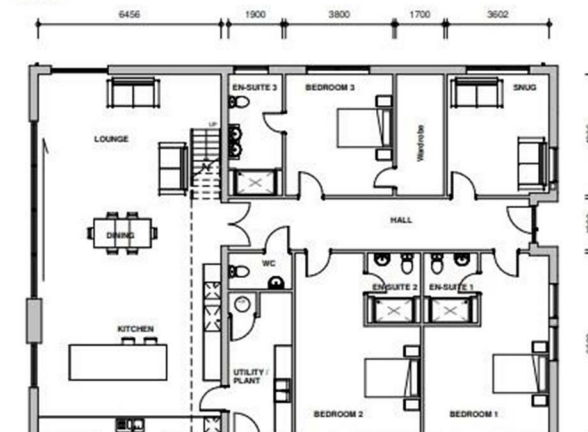
North Elevation

1:100



West Elevation

1:100



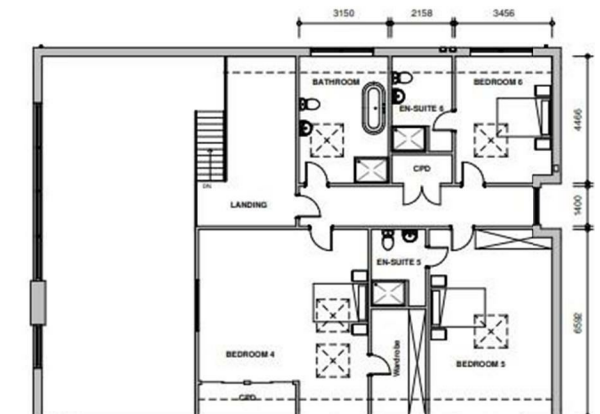
East Elevation

1:100



South Elevation

1:100



DESCRIPTION

Has consent, under North Devon Council planning references 76794 (18/04/2023) for demolition and erection of a two storey separate detached dwelling. The barn has a concrete strip foundation, mixture of concrete frame, concrete block and timber clad, exposed concrete block and timber boarding to the walls, asbestos sheet roof and metal gate. The proposed accommodation includes on the Ground Floor; Entrance Hall, Open plan Living/ Dining Room/ Kitchen, Utility Room, Snug/Office, Three Bedrooms (three En-Suite), Cloakroom. First Floor; Landing, Three Bedrooms (two En-suite), Family Bathroom. Externally there is ample room for Garaging and ample off road parking. A sewage treatment and rainwater harvesting system have recently been installed, water & electricity available There are garden areas where the former silage pit was, the residential curtilage is shown in the planning permission. On the Promap plan amounts to 0.63 of an acre, all these plans are for identification purposes only and not necessarily to scale. This barn also has independent access from the lane.

SPECIAL NOTE

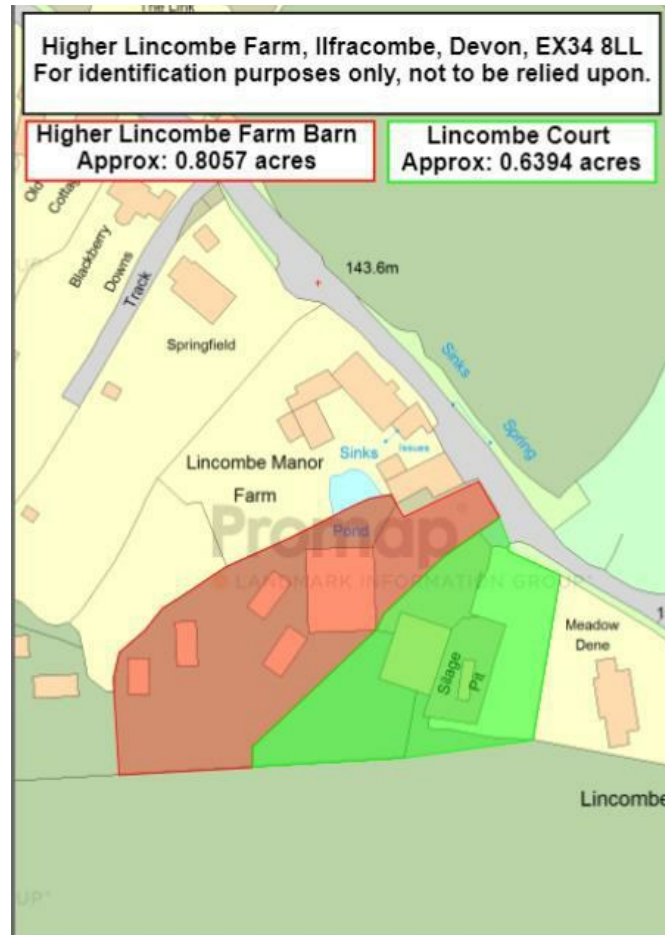
A public footpath runs up the initial entrance, then bears off between the boundaries of the two barns and into a neighbouring field.

DIRECTIONS

At Mullacott Cross roundabout, take the road to Woolacombe, proceed for approximately 2 miles and shortly after passing the golf driving range on your left hand side turn right sign posted towards Lee. Stay on this lane for 1½ miles and at the junction turn left towards Lee Bay the barns will be found within a short distance on the left hand side set back from the lane.

What3Words - ///talents.dish.plugs





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

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