

4 Lee Bay Gardens

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Lee Bay,Lee, EX34 8LR

Coastal Location Woolacombe 5 miles Barnstaple 14 miles

This beautiful contemporary 4 bedroom, two storey detached home blends modern luxury with natural beauty, in the highly desirable coastal haven of Lee Bay

- STAMP DUTY INCENTIVE*
- 4 double bedrooms
- Ensuite to Bedroom 1
- Allocated Parking
- Freehold with Service Charge
- READY TO MOVE INTO THIS CHRISTMAS!
- Open plan kitchen/dining area with sliding doors to terrace and garden
- Underfloor heating
- 10 Year Structural Warranty
- EPC & Council Tax Bands TBC

Guide Price £1,250,000

STAMP DUTY INCENTIVE*

A coastal move with Stamp Duty savings.

For a limited time, Acorn Property Group is offering a Stamp Duty contribution* on selected homes at Lee Bay, giving you extra support when purchasing your new home by the sea. With beautifully designed homes in an exceptional coastal setting, now is the perfect time to discover life at Lee Bay.

*Terms & conditions apply, available on selected plots only and not in conjunction with any other offer. Speak to our sales team for information.

LIFE AT LEE BAY

Lee Bay offers a rare combination of coast, countryside and village life. Tucked into a wooded valley between Woolacombe and Ilfracombe, the village is surrounded by dramatic cliffs, sheltered coves and beautiful walking country, yet retains a genuine sense of community.

From the house, days can begin with a walk down to the bay, a swim or paddle, followed by coffee at home overlooking the surrounding landscape. The South West Coast Path and miles of coastal and woodland walks are close at hand, while the village itself is home to St Matthew's Church, Lee Memorial Hall, the Old School Room Craft Gallery and the much-loved Grampus Inn.

For wider adventures, Woolacombe's three miles of golden sand are nearby, with surfing, swimming, cafés and restaurants, while Ilfracombe offers its harbour, galleries and restaurants. Beyond, Exmoor National Park provides miles of open moorland, coastline and dark skies to explore.







Lee Bay is a boutique coastal development comprising just 16 apartments and duplexes, three four-bedroom houses and one four-bedroom single-storey home, set within extensive landscaped communal grounds. The architecture has been designed to follow the natural contours of the valley and keep the landscape at the forefront.

The neighbouring land has been acquired by the National Trust, and offers a new car park and public facilities which improves access to the bay while respecting this sensitive coastal setting.

DESCRIPTION

This beautiful contemporary 4 bedroom two storey detached home blends modern luxury with natural beauty. Boasting an open plan kitchen/dining room that opens seamlessly onto a private terrace and garden, it's perfect for entertaining or relaxed living. Also on the ground floor are two of the four double bedrooms, a family bathroom and separate utility. The separate living room on the first floors offers a cosy retreat, plus access to a balcony, while the primary bedroom features a luxurious en-suite bathroom for ultimate comfort.

Outside, the garden and greenery-surrounded terrace provide an oasis of tranquility.

This home is in a desirable location, within a stone's throw of the sea, surrounded by large communal landscaped gardens and it includes allocated parking.

SPECIFICATION

- A range of Integrated Appliances
- Flooring throughout
- White Sanitary Ware
- Thermostatic Shower
- Heated Towel Rail in bathroom and en-suite
- Solar PV Panels
- Ground Source Heating - each house has a dedicated borehole

OTHER CONSIDERATIONS

Service Charge payable.
Structural Warranty: 10 years
Some photography has been digitally staged and some imagery is CGI.

VIEWINGS

Viewings strictly by appointment through Stags Barnstaple Office on 01271 322833.

DIRECTIONS

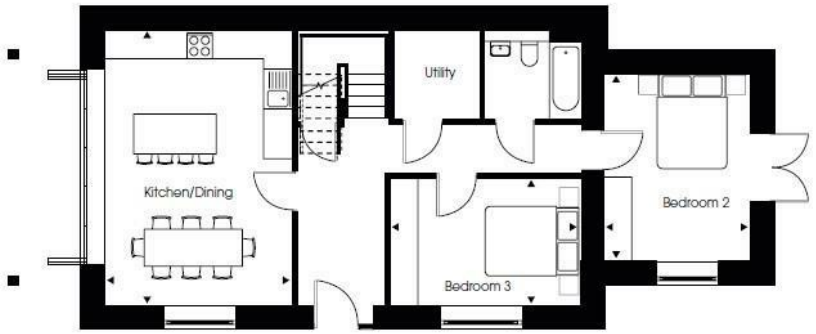
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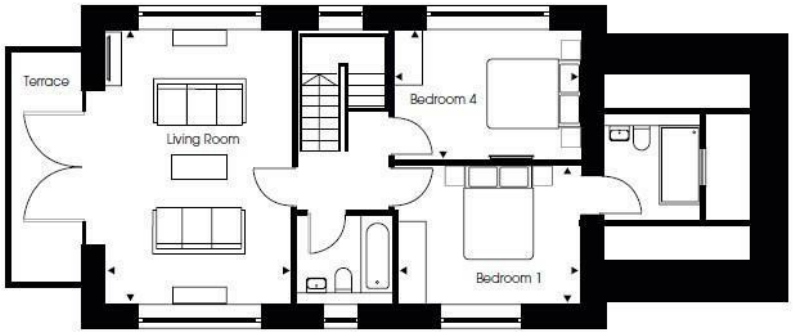


4 LEE BAY GARDENS



Ground Floor

Kitchen/Dining	5.9m x 4.1m	19' 4" x 13' 5"
Utility	2.1m x 1.9m	6' 9" x 6' 3"
Bedroom 2	3.8m x 2.7m	12' 6" x 8' 10"
Bedroom 3	3.7m x 3.0m	12' 2" x 9' 10"
Living	5.9m x 4.1m	19' 4" x 13' 5"
Bedroom 1	4.0m x 3.3m	13' 1" x 10' 10"
Bedroom 4	3.8m x 2.8m	12' 6" x 9' 2"



First Floor

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.

STAGS

30 Boutport Street, Barnstaple, Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833