

STAGS

1 Lee Bay Gardens

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, Lee, Devon, EX34 8LR

Coastal Location Woolacombe 5 miles Barnstaple 14 miles

READY TO MOVE INTO - A beautifully designed four-bedroom detached bungalow in the heart of Lee Bay - offering contemporary single-storey living, sea views & an exceptionally high specification

- STAMP DUTY CONTRIBUTION AVAILABLE*
- Detached Four-Bedroom Bungalow
- Expansive Open-Plan Living
- Two En Suites & Family Bathroom
- Allocated Parking with EV Charging
- READY TO MOVE INTO THIS CHRISTMAS!
- Sea Views & Moments from Lee Bay
- Designer Keller Kitchen & Siemens Appliances
- Ground Source Underfloor Heating & Solar PV
- Heated Outdoor Shower & External Store

Guide Price £1,175,000

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, providing additional support towards purchasing your new home by the sea.

*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

A beautifully designed four-bedroom detached bungalow in the heart of Lee Bay, offering contemporary single-storey living, sea views and an exceptional specification, all just a short stroll from one of North Devon's most peaceful coastal coves.

House 1 at Lee Bay Gardens has been created to make the most of its remarkable setting. At its heart is an expansive open-plan kitchen, dining and living space, designed for relaxed everyday living and entertaining, with generous glazing bringing in natural light and creating a strong connection to the surrounding landscape.

The designer fitted kitchen features handleless, soft-closing cabinetry by sustainable Dutch manufacturer Keller, composite stone worktops and a range of integrated Siemens appliances, complemented by a breakfast bar.
Four generously proportioned bedrooms provide flexible accommodation for family, guests or home working. Bedrooms 1 and 2 each benefit from their own en suite, alongside a contemporary family bathroom. Full-height glazing helps maximise natural light throughout the bedrooms.

The specification has been carefully considered for modern coastal living, with underfloor heating powered by a dedicated ground source system, solar PV panels, flooring throughout and infrastructure for high-speed fibre broadband.

Allocated parking includes EV charging, while practical additions such as an external store and heated outdoor shower are ideal after a day at the beach, surfing, swimming or walking the coast path. The development's design has been conceived to sit quietly within the landscape, using architecture, glazing and natural materials to maintain a close relationship with its coastal surroundings.

SPECIFICATION

- Designer Keller fitted kitchen with handleless, soft-closing units
- Composite stone worktops
- Integrated Siemens appliances
- Underfloor heating
- Ground source heating with dedicated borehole
- Solar PV panels
- Flooring throughout
- Contemporary sanitaryware
- Thermostatic showers
- Heated towel rails
- Fibre broadband infrastructure
- EV charging
- Heated outdoor shower
- External store

OTHER CONSIDERATIONS

Tenure: Freehold EPC: B Council Tax: TBC
Service Charge: Payable – amount TBC
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

What3words: - ///famed.screaming.puppets



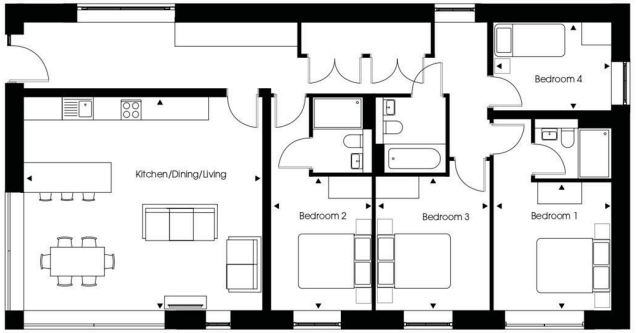




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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Kitchen/Dining/Living		**Bedroom 2**		**Bedroom 4**	
7.0m x 5.9m	23' 12" x 19' 4"	3.3m x 3.3m	10' 10" x 10' 10"	3.2m x 2.4m	10' 6" x 7' 10"
Bedroom 1		**Bedroom 3**			
3.5m x 3.2m	11' 6" x 10' 6"	3.7m x 3.2m	12' 2" x 10' 6"		

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