



STAGS

Cliffe & Black Pit
Cottage



Cliffe & Black Pit Cottage

Cliffe, Lee, Devon EX34 8LR

Woolacombe 3.5 miles • Barnstaple 13 miles
M5 Motorway (Junction 27) & Tiverton Parkway Station 50 miles

A coastal estate in miniature comprising main Victorian residence, detached holiday cottage and 5 acres of grounds, in a stunning and timeless location enjoying spectacular front line sea views

Lot 1 Cliffe: Entrance Hall, Sitting Room, Dining Room, Study, Family Room/Breakfast Room/Kitchen with Covered Balcony and access to Terrace, Laundry Room, Master Bedroom with Dressing Area, En-Suite and access to Balcony/Terrace, 4 further Bedrooms (1 En-Suite), 2 further Bathrooms, Cellar with sea view, Double Garage, Gardeners W/C, Additional Parking for 3, Automatic Turn Table, Formal Gardens.

Lot 2 Black Pit Cottage: This detached holiday cottage/potential ancillary accommodation offers: Entrance Lobby, Shower/Cloakroom, open plan Sitting/Dining Room/Kitchen, 2 En-Suite Bedrooms, Ample Parking, Private Gardens, Terraces and outside Shower.

Lot 3: Approximately 3.7 acres of well-tended terraced gardens. Spectacular historic hillside terraced gardens incorporating Woodland, original Greenhouse, Potting Shed and Summerhouse. The property as a whole comes with about 5 acres.

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Situation & Amenities

Cliffe and Black Pit Cottage are perched along cliffs, in an elevated frontline position directly overlooking Lee Bay, on North Devon's rugged coast and at the head of a delightful valley known as the fuchsia valley. There is direct access to Lee beach offering perfect rock pooling together with extensive sand at low tide and nearby coastal walks lead through many miles of adjoining National Trust countryside. Lee is highly sought after and lies within an unspoilt area of North Devon with several landscaped designations including an Area of Outstanding Natural Beauty, a Coastal Preservation Area, Heritage Coast and an Area of Tranquillity. Lee and nearby Lincombe account for just over 100 properties and boast a church, village hall and the Grampus Inn, all within walking distance.

The coastal town of Woolacombe, known worldwide for its four-mile sandy beach and surfing, lies approximately 3.5 miles to the west and offers a small range of shops. The nearby town of Ilfracombe has the Landmark Theatre, a doctors surgery as well as banks, shops and supermarkets.

The market town of Barnstaple, about 13 miles away, holds a weekly Pannier Market, and provides an extensive range of shops including numerous major retailers and supermarkets, as well as leisure and commercial facilities and North Devon District hospital.

The sandy beaches of Saunton, Croyde and Putsborough are within easy reach. Exmoor National Park and coast provide a wide opportunity for walking and riding. The Tarka Tennis centre and North Devon Leisure centre are found in Barnstaple with golf available at Saunton.

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 three miles.

The A361 is within three miles at Mullacott Cross, which leads to the North Devon Link Road at Barnstaple and with easy access to the M5 motorway. There are regular trains to London from Tiverton Parkway, while Exeter and Bristol each have international airports serving UK and overseas destinations.

Description

Cliffe and Black Pit Cottage represent one of North Devon's prime pieces of real estate and are offered for sale for only the second time in nearly 100 years (probably only the 3rd time since the property was built). The main house presents elevations of stone, part timber clad, with double glazed windows, all beneath a mainly slate roof. The core of the property is understood to date originally from 1870 but was completely renovated and the rear wing rebuilt in 2008 when the accommodation was also generally remodelled, the roof replaced and the garage newly constructed at the time by the current owners. The house is one of two halves where the original character property blends seamlessly with the rear wing which has a more contemporary light and airy ambiance. All principal rooms enjoy fantastic sea views and many benefit from direct access to balconies or terraces.

Black Pit Cottage takes its name from the sandy beach below and was formally a boat house converted in 2010, once again by the current owners, to the excellent holiday cottage which it is today. The property presents elevations of stone, with double glazed windows, beneath a slate roof. Consent was originally granted for holiday use with a restriction which states that no one can occupy for a period longer than 28 days consecutively. This is a very popular holiday destination and currently produces a healthy annual income. Alternatively the cottage makes a perfect home for guests or ancillary accommodation for relatives, subject to any necessary change of use.

The spectacular historic garden with lawns, terraces, flower beds and woodland enjoys one of the most dramatic views of all. At the top of the site is an original greenhouse and potting shed and on a lower lawn, which is ideal for a marquee for those special occasions, is a timber summer house. For many years the gardens were open under





the National Garden Scheme (4/6 months of each year) attracting as many as 2000 visitors each year and have been featured in several periodicals.

All in all, this is a truly unique opportunity to purchase an historic landmark property, enjoying dramatic frontline sea views.

The layout of accommodation with dimensions is more clearly identified upon the accompanying floorplans but comprises:

Cliffe

The property is accessed at ground floor level via a PORCH with antique tiling to dado height, quarry tiled floor, half glazed door to ENTRANCE HALL, with wood panelling to ¾ height, main staircase to first floor (described later). SITTING ROOM an attractive double aspect room centred around a fireplace with fitted wood burner on slate hearth and slate mantle, there is an attractive bay window overlooking the terrace to front and fine sea views from both windows. DINING ROOM bay window overlooking the terrace with sea views beyond, feature fireplace with stone and teak over mantle. There is a brass plaque in this room dated May 1928 advising 'Teak from HMS Revenge broken up in Bideford Bay, the last of the wooden sailing ships of the British Navy', there is a fitted book case to one wall, cupboards below. From the entrance hall there is a door to inner reception hall linking the old with the new, cupboard under stairs, oak flooring, glazed French doors to balcony/terrace, contemporary oak, glass and chrome secondary staircase rising to first floor (described later), a pair of glazed doors lead to STUDY with L shaped fitted desk, fine sea views, oak flooring.

CELLAR with window also enjoying sea view and ideal for storage. LAUNDRY ROOM with Belfast sink, oak work surfaces, cupboards and appliance space under, plumbing and space for washing machine and tumble dryer, wall cupboard, overhead clothes airer, Grant oil fired boiler for central heating and domestic hot water, cupboard housing electrics and controls for underfloor heating system, tiled flooring. BEDROOM 1, with one wall of windows to enjoy some of the best of the sea views, also with casement door leading directly onto galleried balcony/terrace, oak flooring, peninsular half wall separator dividing the DRESSING AREA where there is a range of fitted wardrobes and matching chest of drawers, dressing mirror, BATHROOM with panelled bath, overhead shower, shower screen, tiled surround, his and her wash basins, vanity cupboards below, wall mirror, tiled splashback, shaver point, low level w/c, extractor fan, tiled flooring. BEDROOM 2, once again with the wall of windows to one wall to enjoy the best of the views, 2 double fitted wardrobes, oak flooring. FAMILY SHOWER ROOM with walk-in shower area, glass screen, pedestal wash basin, mirror fronted illuminated medicine cabinet, low level w/c, heated towel rail/radiator, tiled floor, extractor fan, half tiled walls.

First Floor

LANDING (above secondary staircase), oak flooring and picture window, once again with a fabulous sea view, pair of glazed doors to KITCHEN/BREAKFAST ROOM/FAMILY ROOM. This is the 'wow' factor of the property, a lovely bright room with vaulted ceiling and 3 sets of bi-fold doors allowing double aspect views of the ocean below, there are electrically operated Velux windows as well as direct access to an enclosed covered balcony. There is oak flooring throughout the room. The bespoke kitchen was designed and fitted by Johnson & Johnson of Manchester, this has a cream and powder blue theme with polished granite work surfaces in black with blue flecks, there are ample base and wall units incorporating

carousels and pan drawers etc, there is a larger cupboard, an extensive central island incorporating twin stainless steel bowls. Refuse and recycling area, breakfast bar and storage. Fitted appliances include; Miele integrated dishwasher, Samsung American style fridge/freezer, Neff double oven, Neff microwave, Neff warming drawer, AEG induction hob, extractor hood above. Some of the units are glass fronted and illuminated, there is glazed door to the lane side of the property and direct access to the side terrace ideal for Al Fresco dining and described later. From the MAIN LANDING there is a trap to loft space. BEDROOM 3 with fine views over the terrace below, of the village and to sea, built in wardrobe, EN-SUITE SPACIOUS SHOWER ROOM with tiled cubicle, shelved recess for toiletries, pedestal basin, mirror fronted illuminated toiletries cabinet, low level w/c, heated towel rail/radiator, tiled flooring, walk in airing cupboard with water cylinder. BEDROOM 4 double aspect, once again with fine views of the terrace, village and out to sea, double built in wardrobe. BEDROOM 5, once again with fine views. FAMILY BATHROOM with tiled panel bath, tiled surround, shower cubicle, tiled surround, pedestal wash basin, low level w/c, wall mirror, shaver point, tiled floor, heated towel rail/radiator, extractor fan, fine sea views.

Outside

The property is approached from the lane via a pair of electrically operated gates, over a driveway which leads down to a turn table, automatically operated to turn vehicles around 360 degrees, the drive area provides parking for several cars and leads to the DETACHED DOUBLE GARAGE with electrically operated up and over door, internal gardeners w/c, power and light connected, there are doors in the rear of the garage leading through to several recessed wood stores and pathways leading to different parts of the garden. Steps lead up from the drive to the main FRONT GARDEN which is laid to an extensive area of terrace, part wall enclosed and part galleried where there are some of the finest views from the property. Lane side and nearest to the back door there is a pedestrian gate onto the lane, flanked by an original stone wall discreetly hiding areas for dustbins etc and a water butt. There is access from this area to a 3500 litre oil tank screened from the side terrace below which is arranged over 3 levels with BBQ area and once again, fantastic views. There is a pedestrian gate at the far end of this terrace allowing private access to the beach down the ravine west of the house where steps used to exist and could be reinstated, down to the beach below where there was also previously a private terrace immediately above the beach itself. Below the garage is a further area of formal garden laid to lawn ideal for a marquee for those special occasions and with one of the best seascapes in the country as the back drop.

Black Pit Cottage

The property is finished to a high standard with underfloor heating throughout; modern OPEN PLAN LIVING AREA which also has a wood burner for those cosy evenings in. The property has 2 DOUBLE BEDROOMS, both with EN-SUITES and sea views. Externally there are 2 spacious terraces with built in BBQ perfect for Al Fresco dining or enjoying a glass of wine whilst watching the waves. The cottage has an outside shower which is ideal for use after a day at the beach and a covered area providing a drying area for wetsuits.

The Historic Gardens

There is pedestrian access only either via a gate directly opposite the back door to the house, or further up the lane through a pair of ornate wrought iron gates. The garden follows the hillside and is arranged over several levels with woodland walks above. The lower section is arranged as herbaceous beds and borders, there are many specimen and exotic plants, shrubs and trees. The next level features a sweeping lawn, probably formerly a games lawn, once again an ideal location for a marquee, this is bounded by further herbaceous beds and borders some of which have stone retaining walls. Beyond is a TIMBER SUMMER HOUSE and below this further herbaceous beds. The next level features a series of pathways which meander through the woodland, it is mainly to the rear and left of the garden, to the right is an open small Paddock leading down to the original GREENHOUSE and a POTTING SHED, in all these gardens amount to about 3.7 acres, although the whole property comes with about 5 acres.

Services

Mains electricity and water, heating to the main house is oil fired (current annual consumption about 2700 litres), there is mains water and electricity to the cottage, heating is electric, the sewage for both units is to a private Bio disk system serviced every 12 months. Heating system is controllable remotely from phone or electronic device.

Council Tax Bands

The main house is rated band G. The cottage is business rated.

Local Authority

North Devon Devon District Council. Telephone 01271 327711 (www.northdevon.gov.uk)

Fixtures & Fitted

All fixtures and fittings unless specifically referred to within these particulars are expressly excluded from the sale of the freehold.

Viewings

Strictly by appointment only please with the vendors agent Stags. Please call Barnstaple office 01271 322833.

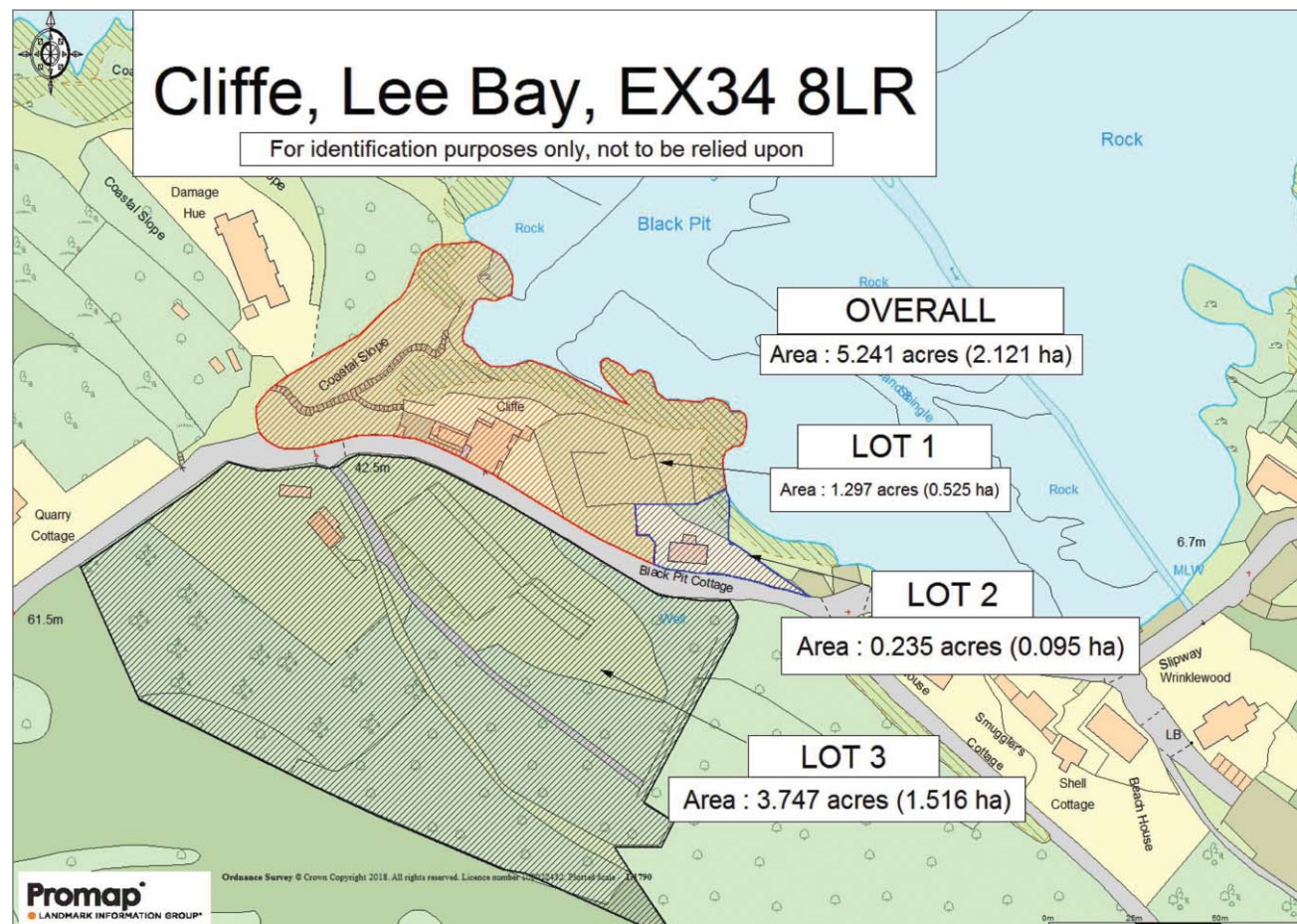
Directions

At the Mullacott Cross roundabout proceed towards Woolacombe and Morteohoe. After approximately 1½ miles look out for a fairly inconspicuous turning on the right where there is a sign for Lee/Lincombe. Continue down this lane and at the next Junction turn left towards Lee village. Proceed down into the village itself, keeping the bay to your right, climb the hill beyond and Cliffe will be found within a short distance on the right hand side with the cottage below.

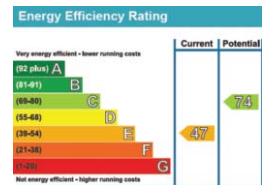
Special Note

We are advised that the current gardener could be interested in continuing her employment subject to further discussions with any prospective purchaser.

These particulars are a guide only and should not be relied upon for any purpose.



Cliffe

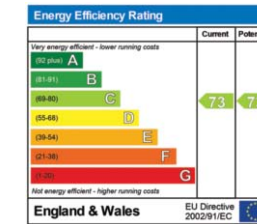


Cliffe

Approx. Gross Internal Floor Area
 361.1 Sq Metres 3887 Sq Ft (Includes Garage)

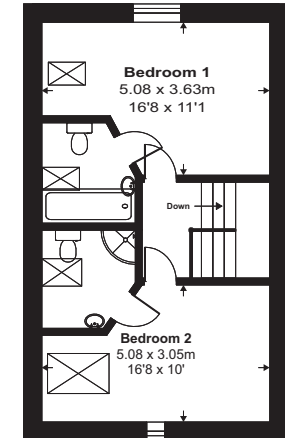


Black Pit Cottage

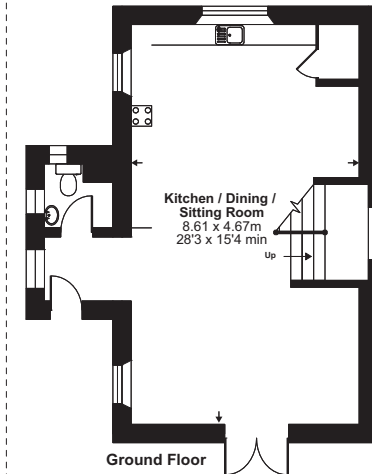


Black Pit Cottage

Approx. Gross Internal Floor Area
 95.7 Sq Metres 1031 Sq Ft



First Floor



Ground Floor

