



LINCOMBE  
LODGE





Nestled on the edge of the tranquil village of Lincombe in North Devon, a remarkable new property is taking shape, offering an unparalleled opportunity to live the idyllic coastal lifestyle.

Set within a generous 0.7-acre plot, this bespoke 4–6 bedroom luxury home is designed for those seeking both elegance and sustainability.

With breathtaking surroundings and easy access to the enchanting Lee Bay, this development represents the very best of life on the North Devon coast.





## A Coastal gem

Lincombe is a charming village perched on the edge of one of the most beautiful stretches of coastline in the UK. Just minutes from the secluded and picturesque Lee Bay, often referred to as "The Jewel of North Devon," the area is a haven for nature lovers, beachgoers, and outdoor enthusiasts.

Imagine starting your mornings with a walk along the South West Coast Path, which winds through this stunning landscape, offering panoramic views of the Atlantic and dramatic cliffs.

## Nearby Lee Bay



The nearby village of Lee retains its timeless charm, with its historic thatched cottages, inviting pub, and sandy cove where rock pools await exploration. Whether you're drawn to the surf, inspired by the rugged beauty of the coastline, or seeking moments of quiet reflection, Lee Bay and Lincombe deliver the perfect balance of adventure and serenity.





## A Bespoke Home *with Limitless Potential*

This new development offers more than just a house—it's a chance to craft a home that perfectly aligns with your vision. Buyers who commit early will have the rare opportunity to personalize finishes and fixtures, ensuring the property reflects their tastes and lifestyle.

The property itself will be a testament to modern luxury, built to exceptional standards and featuring cutting-edge energy efficiency. With 4–6 bedrooms, expansive living spaces, and seamless integration with the outdoors, the home is designed to adapt to your needs, whether you're raising a family, entertaining friends, or creating a peaceful retreat.





## The Lifestyle

Living here means embracing a slower, more meaningful pace of life. Spend your weekends exploring nearby beaches like Woolacombe and Croyde, renowned for their golden sands and world-class surf.

For foodies, the area offers an array of exceptional dining options, from locally caught seafood to farm-to-table cuisine. And for those who enjoy the arts, the thriving cultural hubs of Ilfracombe and Barnstaple are just a short drive away.

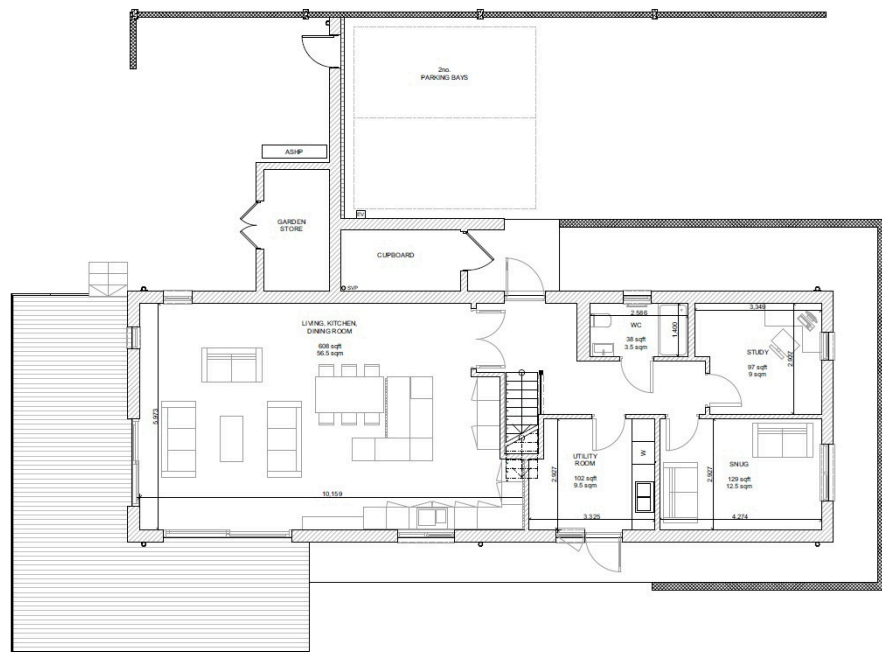


## The Legacy

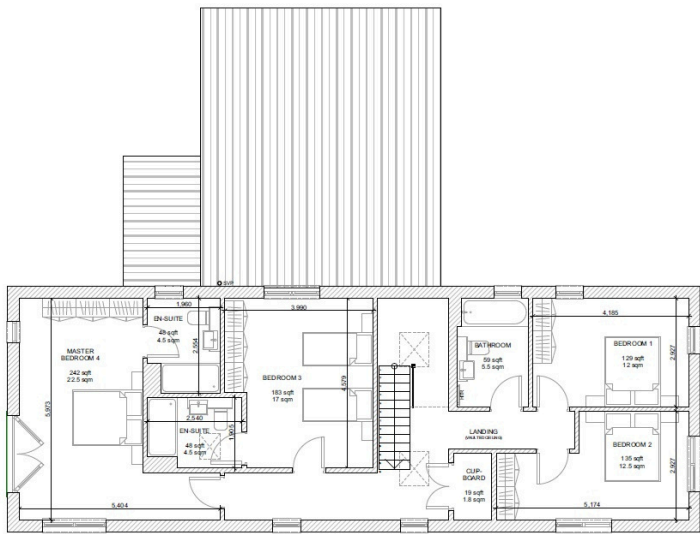
This new property in Lincombe offers to be more than a home—it's an invitation to be part of an exclusive community that values quality, sustainability, and the unique charm of North Devon. With its stunning location, bespoke design, and focus on energy efficiency, this development represents a rare opportunity to invest in a lifestyle that many dream of, but few can achieve.

Families will appreciate the area's excellent schools and the wide-open spaces that make North Devon such an ideal place to grow up. Meanwhile, professionals working remotely will find inspiration in the tranquil surroundings, with the property's thoughtful design providing ample space for a home office and seamless connectivity.

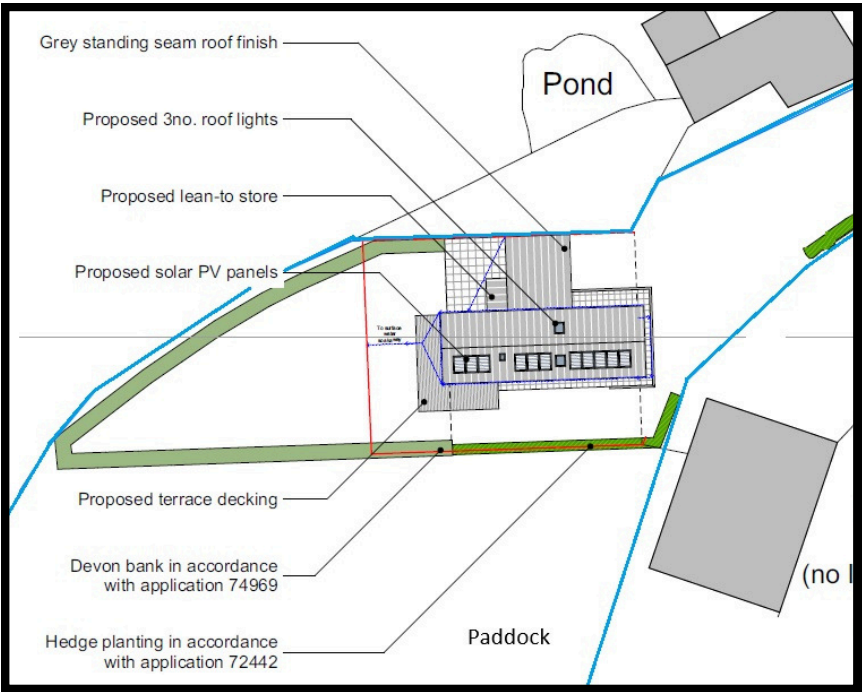




Ground Floor



First Floor



Predicted Energy Assessment

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

# Finer Details

- New Build 4 - 6 bedroom detached house
- Open Plan Kitchen Living Dining Room
- Utility Room
- Snug and Study/Bedrooms 5 & 6
- 4 first floor bedrooms, 2 with en- suites
- Principle bedroom with Juliet balcony
- Two covered parking bays
- Decked patio and enclosed garden within 0.7 acre plot approx.
- Beach at Lee Bay just 1.5 miles away approx.

## Specifications

- External cladding - Western Red Cedar cladding
- Roof finish - Metal standing seam profile
- Doors and windows - Aluminium clad pine double glazed
- Heating system - Underfloor throughout run from a Vaillant
- Arotherm Plus 5kW with 250 litre tank
- PV System - 4kW system with an option to add battery storage if buyer requests
- Kitchen - Masterclass kitchen with Neff appliances
- Bathrooms - Grohe brassware and showers with a mixture of vanity units and white sanitaryware



Contact Nic Chbat  
01271 410108  
nic@matchproperty.co.uk

See Nic's Video



A New Home By





