









### **A truly unique opportunity on the stunning North Devon coast**

Two brand-new luxury holiday lodges set within five acres of serene coastal land designed for those who seek comfort, luxury and a connection to nature. With west facing sea and countryside views, private gated entrance, and superb access to local treasures like the harbour town of Ilfracombe, the beach and rocky coves of Lee Bay, and the renowned surfing beaches at Woolacombe, these lodges represent the ultimate coastal retreat.

### **High-Quality, Thoughtfully Designed Interiors**

Both the two-bedroom or three-bedroom lodges feature light open-plan living spaces that bring in abundant natural light through the large patio doors and windows. These doors lead directly to spacious, timber-decked patios—perfect for morning coffees with ocean breezes or evening gatherings under starlit skies.

The open-plan kitchen, dining, and living areas are crafted to the highest standards. Each kitchen is fitted with integrated appliances, sleek cabinetry, and ample countertop space, creating a perfect environment for cooking, entertaining, and relaxation. Adjacent dining and living spaces offer stunning countryside and sea views.

The main bedrooms in both lodges serve as luxurious sanctuaries, each featuring a modern and stylish en-suite shower room, adding a touch of spa-like comfort. The additional bedrooms, which could be twin or double, are thoughtfully designed to offer privacy and comfort for family members or guests. Family bathrooms in each lodge are finished to the same high standard, providing ample space and quality for all visitors.

### **Outdoor Living**

There is a large gravelled parking area, ensuring convenience for residents and guests. The large paddock area beyond the main enclosure has lots of potential to create further recreational facilities for visitors and residents to enjoy on site. It's a blank canvas to create something unique which will enhance the experience of staying at Lincombe Lodges.

### **Coast and Country Beauty and Attractions**

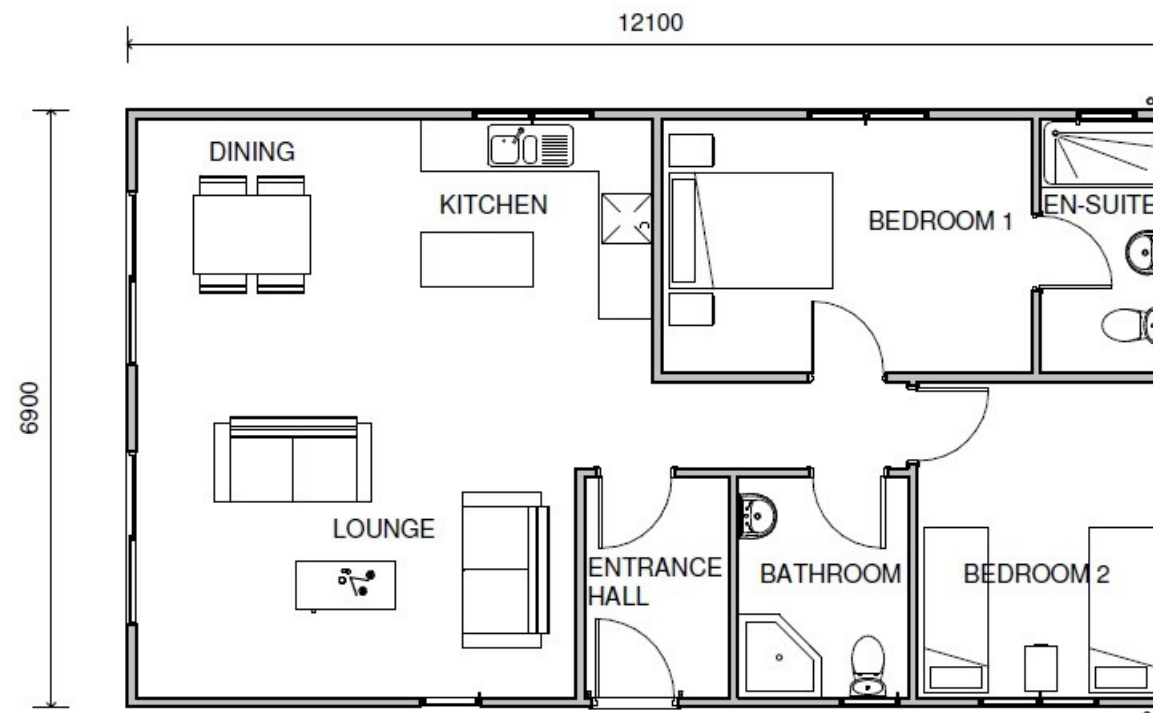
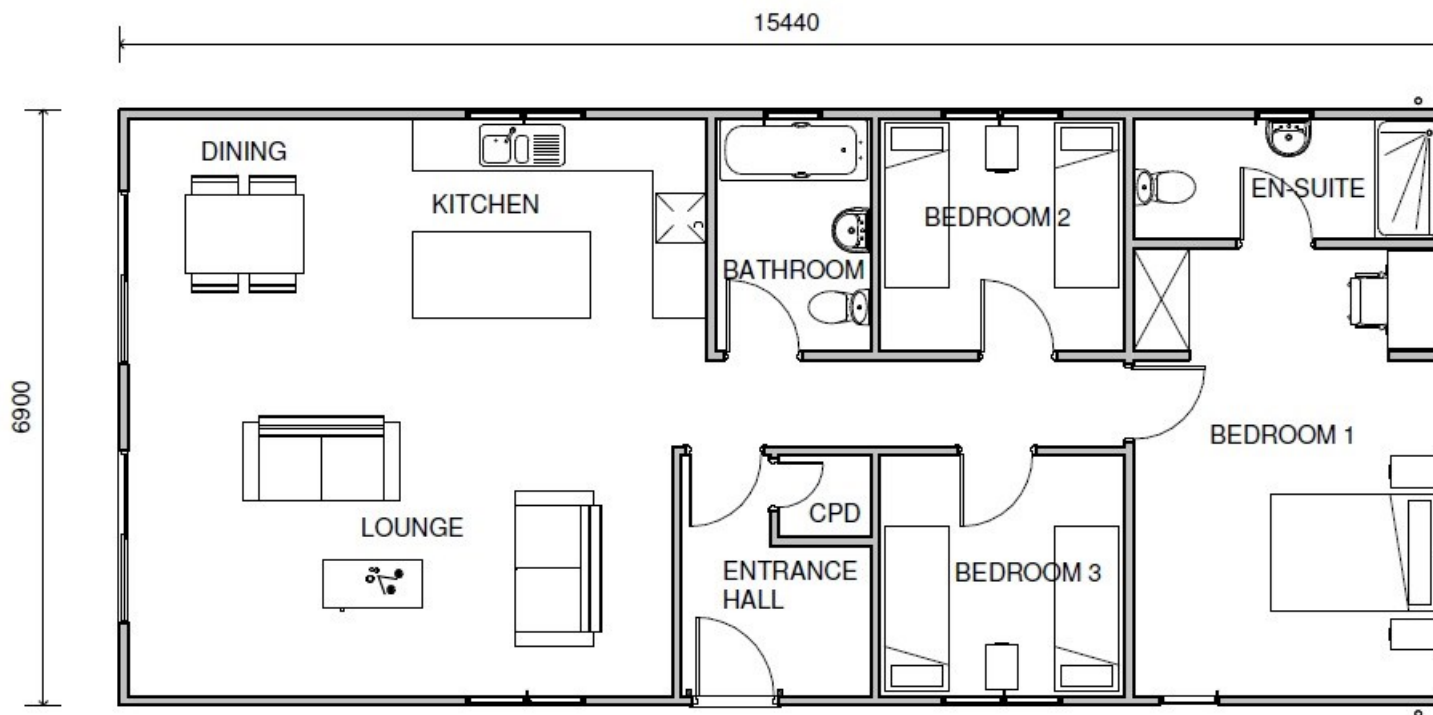
Perfectly positioned close to the vibrant town of Ilfracombe, as well as the iconic beaches of Lee Bay and Woolacombe, these lodges offer the best of North Devon's coastal charm. Whether you're drawn to the surf, coastal walks, or charming village life, this location provides guests/residents easy access to everything the area has to offer.

### **An Ideal Investment or Personal Retreat**

With their amazing country and sea views, quality craftsmanship, and private coastal setting, these lodges are ideal as retreats and/or holiday homes as an investment or business or for personal family use. Enjoy a luxury lifestyle in one of the UK's most beautiful coastal regions with the comfort and ease of almost brand new properties already generating income as active holiday lets.

### **Agents Notes**

The site is freehold. There is mains electric, gas and water connection and private sewerage. Broadband is available. Lodges are subject to a holiday use restriction whereby they can only be occupied by any one person for a maximum of 28 days.











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