



Lee Meadow North Devon

A stunning private haven with sea views on the North Devon coast, including a natural swimming pond and an array of recently planted trees.

Details

Price: £110,000 Freehold
Location: Lee Bay, Woolacombe, North Devon
Size: About 5 ½ acres for sale
OS Landranger: OS No 180
Grid ref: SS 493 457
Nearest post code: EX34 8LS

Local manager

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Description

Lee Meadow is a truly magical place. With views out to sea, a natural swimming pond and an array of newly planted trees and wildflowers it offers an idyllic retreat from one's everyday life. Located just a short distance from the charming Lee Bay near the village of Lincombe in North Devon, the elevated position and topography of the land allows for spectacular views of the sea. The design and position of the pond, which is surrounded by beautifully landscaped banks, creates an infinity-type pond where the water, sky and sea beyond fuse into an expanse of blue. A place to cool off and be close to nature in the warm summer months.

The land is accessed via a stoned track from Dibbons Lane enabling year round vehicular access. The track winds its way through a couple of hedgerows before the entrance to Lee Bay appears on your left hand side, marked by a ride stop and name plate. Eucalyptus and other newly planted trees frame the entrance. From here, a private internal stone track takes you down to a significant area of hardstanding suitable for a number of vehicles. Immediately below this, a second pad of hardstanding offers a more secluded spot. Gorse bushes on the right hand side offer a flash of yellow brilliance as well as privacy. It is from here that the best sea views can be enjoyed.

The pond is located just below, the azure water contrasting with the green grass which surrounds it. Lined with bentonite clay, the pond holds water the year round and has a developing bed of plants and reeds around its perimeter, including some fabulous Gunnera plants which explode into life come the summer. Rustic stones form steps down in the water. A number of willow trees have been planted on the bank surrounding the pond along with a plethora of wildflowers which bring the land to life in the summer. A copse of silver birch trees have been planted just below the bank.

The main section of the meadow, which includes the hardstanding and the pond, is separated from a smaller lower section by a Devon bank which has been planted with a mixture of native hedgerow species including Hawthorn, Dogwood and Crabapple. A field gate in the bank allows for access between the two sections. Beyond the gate, in the lower section, a bank of Eucalyptus trees planted in the last couple of years are flourishing; their bright red leaves offering a pleasing contrast to the green grass. A fast growing species, the group of Eucalyptus trees will soon offer a lovely frame to the southern edge of the meadow. Travelling west in this lower section, an area of meadow has been left untouched to rewild naturally, handing over the reigns to nature to take its course.

Heading back over the bank to the main section, a number of trees have been planted on the open land which hold the promise of future woodland to come on the land. A mixture of native broadleaved species have been planted in one cluster, including Oak, Rowan, Hornbeam, Beech and Horse Chestnut. Further up and closer to the entrance, a bank of Scots Pine have been planted which have settled in fantastically. A new hedgerow has also been planted along the northern boundary, which is marked by a line of field stakes. Extensive planting has taken place on the neighbouring parcel of land to the north which will work synergistically with the trees on Lee Meadow.

Despite the planting that has already taken place, there is still plenty of open ground for those who wish to undertake further planting on the site to enhance what is already in place. The meadow would be of significant appeal to anyone with conservation interests who is looking for a parcel of land to enjoy with friends and family. The rare combination of a coastal location, swimming pond and a diverse mix of flora makes Lee Meadow unique.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

The full list of **trees** planted in the last two years are:

- Quickthorn: 525
- Scots Pine: 250
- Willow: 250
- Blackthorn: 225
- Beech: 200
- Eucalyptus: 150
- Field Maple: 100
- Hawthorn: 100
- Hazel: 100
- Crabapple: 50
- Dogwood: 50
- Dogrose: 50
- Silver Birch: 40

- Horse Chestnut: 40
- White Heather: 35
- Pink Heather: 35
- Phormium: 12
- Common Oak: 15
- Rowan: 10
- Gunnera Plants: 4
- Small mix of Mint, Rosemary, Fennel and Fig Trees.

Mix of **wildflower** seeds sown on the meadow include:

Lady's Bedstraw, Black Medick, Buttercup, Red Campion, White Campion, Wild Carrot, Night Flowering Catchfly, Wild Clary, Cowslip, Ox Eye Daisy, Forget-Me-Not, Wild Foxglove, Goat's Beard, Common Knapweed, Greater Knapweed, Musk Mallow, Self Heal, Common Sorrel, Common St Johns Wort, Yarrow, Yellow Rattle, Cornflower, Red Poppy, Pink Poppy, Corn Cockle & Borage.

Features

- Coastal location with sea views
- Clay lined natural swimming pond
- Excellent stoned access as well as internal stoned track with hardstanding
- A diverse mix of recently planted trees and wildflowers

Access, tracks and footpaths

The land is accessed via a stoned track from Dibbons Lane enabling year round vehicular access.

A minor public footpath crosses the meadow in the lower section, to the south of the Devon bank. A neighbour also has a right of way directly along the southern boundary next to the boundary fence, although sometimes crosses on slightly higher ground with permission from the landowner.

Rights and covenants

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

This sought after corner of North Devon is awash with popular coastal walks and sporting opportunities on the beaches of Woolacombe, Croyde and Saunton Sands. Local amenities are available a short drive away in either Ilfracombe or Woolacombe.

Local area and history

Lee Bay is a small village on the rugged North Devon coast, lying at the foot of the wooded Fuchsia Valley, so named due to the abundance of the red blossom found in its hedges. The rocks in the area are Morte Slates, formed some 350 million years ago. During the eighteenth and the beginning of the nineteenth centuries smuggling was carried out extensively along the coast. On the 20th September 1820; reports state that three hundred tubs (about five gallons each) of gin and brandy were smuggled in at Lee Bay.

How to find this meadow

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Lee Meadow is in Lee on the North Devon coast, and is about a 10 minute drive from Woolacombe (to the South West) and Ilfracombe (to the North East). Barnstable is 30 mins by car.

[Click here for Bing Maps directions](#), enter your own postcode, (the location coordinates are already entered), and click on the

"Directions" box. This will take you to the roadside gate where you can park.

Satnav: the postcode **EX34 8LS** is for the point shown by the red dot on the location maps.

Coordinates for satnav are: **N51.1898, W-4.15278**. These are for the metal access gate.

[Google maps location](#) - main gate.

The what3words reference for the main gate is: **noon.indicates.park**

Once you have arrived at the main gate, please climb it carefully and walk the track straight ahead through the gap in the hedgerow. Follow the track around to the left and up the hill until you get to a second hedgerow. Go through the gap and the entrance to Lee Meadow is immediately on your left hand side.

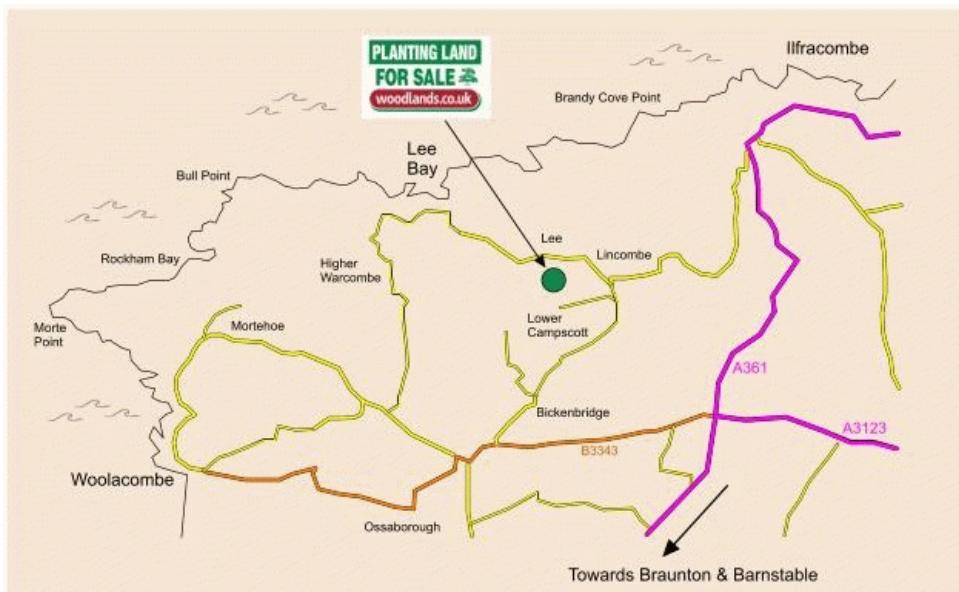
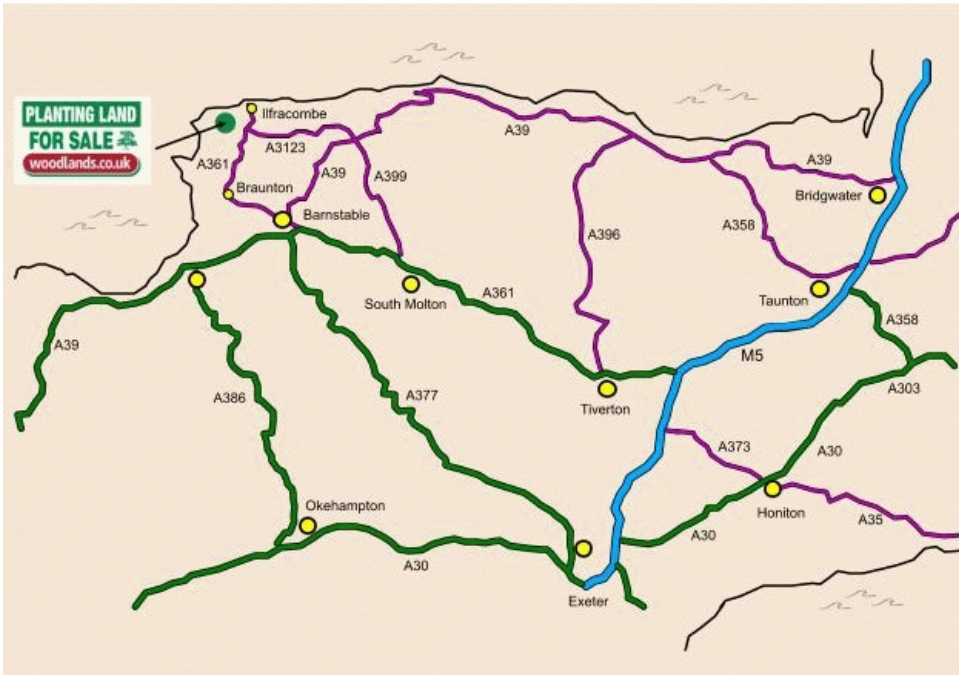
Boundaries:

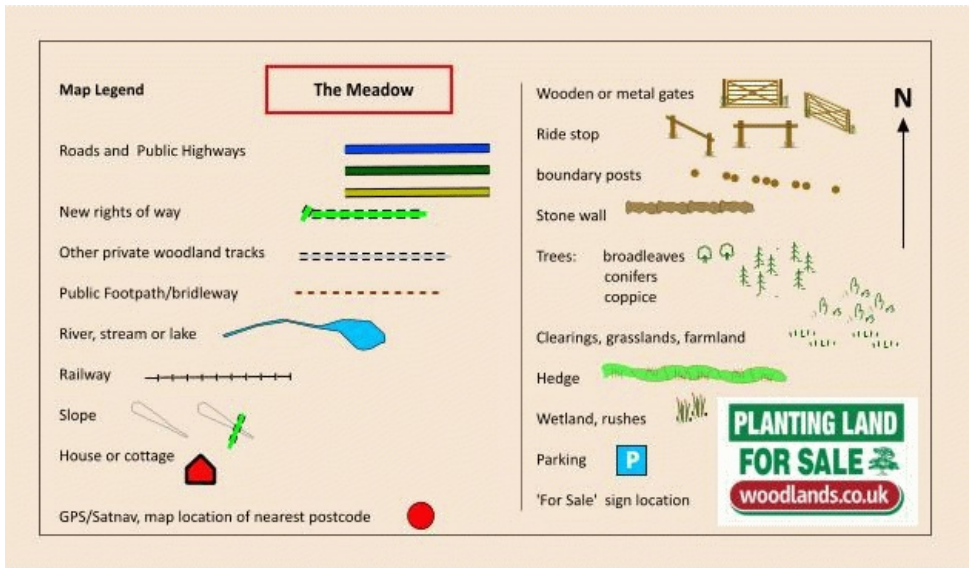
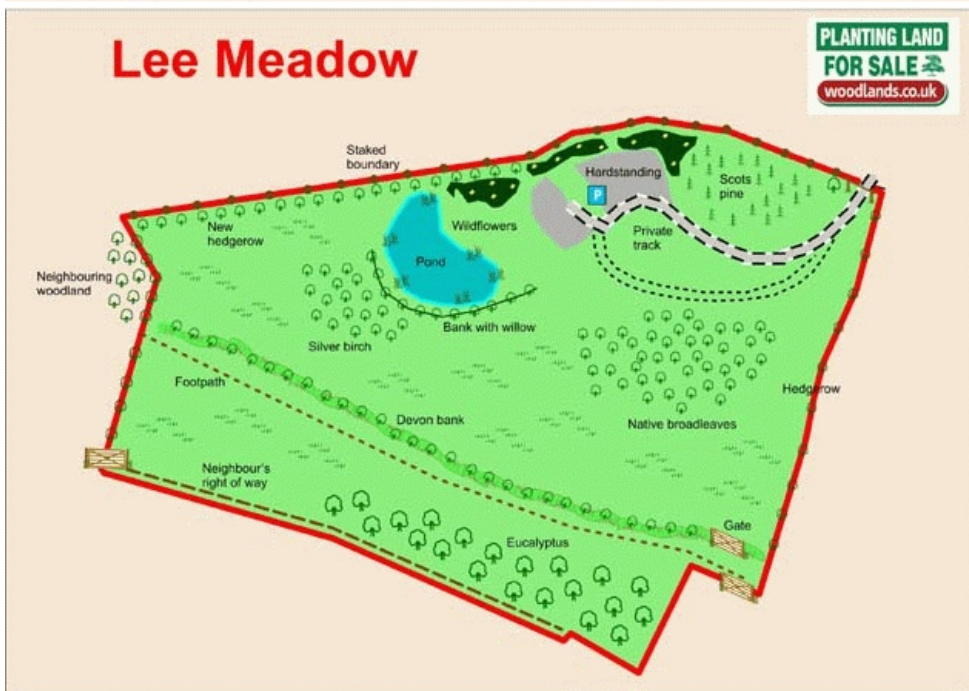
Northern: Field stakes

Eastern: Hedgerow

Southern: Fence

Western: Hedgerow





Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or

email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract.