



LEE MANOR

LEE • NORTH DEVON





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Woolacombe 3.5 miles • Ilfracombe 4 miles • Barnstaple 13 miles • Exeter 54 miles
M5 motorway (j27) and Tiverton Parkway Station 50 miles
(distances approximate)

A coastal Manor house, farm and holiday units in an elevated position overlooking Lee Bay

Manor House

Entrance porch • Reception hall • Drawing room • Dining room • Study • Cloakroom
Kitchen • Breakfast room • Laundry room • Store rooms

Cellar with wine store and potential for games room

Double Minstrel Gallery • Master Bedroom suite with bathroom and dressing room
6 further Bedrooms each with en suite facilities • Bathroom

Detached Double Garage • Kennels

Formal garden with paved seating areas including 'Crow's Nest' terrace overlooking the sea

The Farm & Cottages

2 bedroom cottage (AOC / Manager's dwelling) • Three 5 Star rated holiday cottages

Pasture land and mature woodland • High quality farm / equestrian buildings

About 110.19 acres (44.63 hectares)



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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

Situation

Lee Manor is situated in an elevated position on a cleave at the head of a delightful valley known as the Fuchsia Valley for the abundance of fuchsia bushes growing wild. It is located in an unspoilt area of North Devon with several landscape designations including an Area of Outstanding Natural Beauty, a Coastal Preservation Area, a Heritage Coast and an Area of Tranquillity as defined by CPRE. The land itself has been designated as a County Wildlife Site. The pretty coastal village of Lee is highly sought after. The well-known coastal town of Woolacombe is approximately 3½ miles away, offering a range of everyday facilities and a wonderful 4 mile beach, providing excellent walking, swimming and surfing. More extensive facilities can be found at Ilfracombe, which also has the Landmark Theatre, doctors and a supermarket. The market town of Barnstaple, about 13 miles away, is a thriving town with a weekly pannier market and an extensive range of shopping facilities including a number of supermarkets and leading brand retailers as well as good leisure and sporting facilities.



West Buckland School is close by with a school bus service from Mullacott Cross, 3 miles away.



Lee Beach offers perfect rock pooling and paddling and some of the best surfing beaches in the UK are at nearby Woolacombe, Putsborough, Croyde and Saunton. Also at Saunton are two 18 hole championship links golf courses. For keen walkers the South West Coastal Footpath follows the scenic and unspoilt north coast. The property is also near the Exmoor National Park with the wide range of sporting and recreational activities it has to offer as one of Britain's prettiest moorlands.



The A361 is approximately 3 miles distant at Mullacott Cross leading to the A361 North Devon Link Road at Barnstaple which provides fast and direct access to the M5 at Tiverton Parkway.



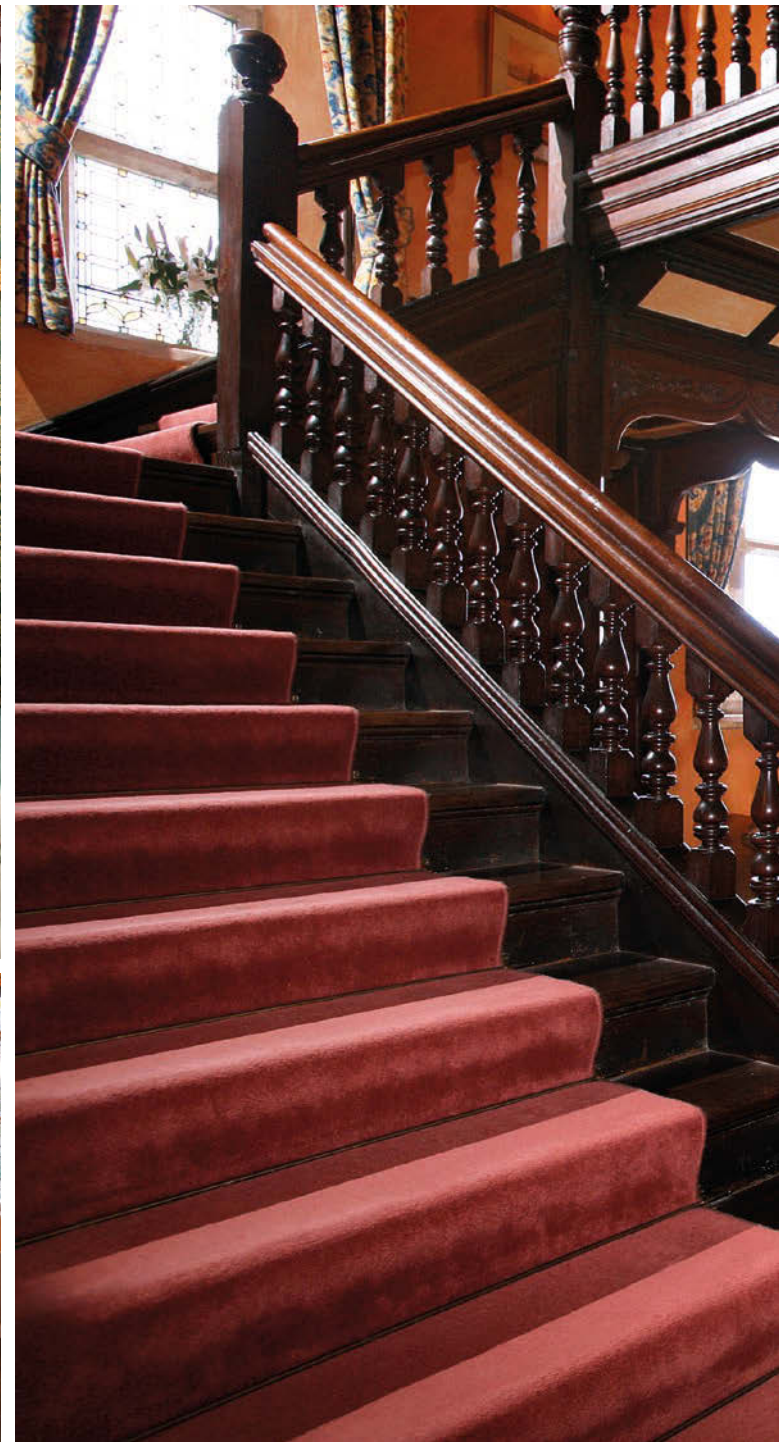
Regular high speed trains operate from Tiverton Parkway to London Paddington (2 hours 5 minutes). There is also a railway station at Barnstaple offering the scenic Tarka Line rail link to Exeter.



Exeter and Bristol Airports provide flights to a number of national and international destinations.









Historical Note

Lee Manor was built for the Squire of Lee, Charles Bernard Mervyn Drake Cutliffe. Work started in 1896 using local stone and wood for the fabulous staircase. The Squire's young daughter, Alice, ceremonially tapped the foundation stone, inscribed with her initials N.A.D.C, as it was laid over a silver coin of the same year. By the autumn of 1898 the house had been finished. Squire Drake Cutliffe is buried in the family vault at Ilfracombe.

LOT 1 - Lee Manor & Ancient Woodland (49.59 acres / 20.07 hectares)

Lee Manor is an impressive country house which is not listed. The house is situated in a wonderful elevated position with stunning far reaching views out to sea over Lee Bay. It is approached through a stone pillared entrance with a pair of electronically operated wrought iron gates leading to the wide tree-lined drive, flanked by rhododendrons. Lee Manor offers superb and generously proportioned accommodation with a wealth of important period features. The property is accessed from a Gothic style timber door into an impressive entrance porch with original tiled floor, stained glass windows and exposed stone walls, one of which bears the Drake Cutliffe coat of arms.

From the entrance porch an inner lobby leads into the magnificent reception hall, partly panelled, with a massive stone open fireplace, part wood flooring and overlooked by a splendid double minstrel galleried landing, naturally lit by an imposing feature triple transom stone mullioned window. There is an L-shaped drawing room with fireplace housing wood burning stove and French doors to outside, with wonderful views over the tranquil garden and out to sea. The spacious dining room is double aspect with rural views and period features





including an unused fireplace with an ornate carved timber screen above. There is a study which could be used as a further reception room, with French windows into the garden. The kitchen is well fitted with a range of units under granite work surfaces with a 2-oven oil-fired Aga with companion electric cooker, also with two ovens and a hob over. Adjoining the kitchen is a breakfast room. Also on the ground floor are a range of utility rooms, including a cloakroom, store rooms and access to the cellar, which is dry, light, spacious

and divided into rooms. It also provides access to the terrace.

A wide staircase leads to the double minstrel gallery which overlooks the reception hall. From here a door leads to the master bedroom suite, which has a spacious bedroom with a balcony and window seat to take advantage of the stunning sea views, a luxurious bathroom, also with sea views, with a centre Jacuzzi bath and a large dressing with wall-to-wall wardrobes and a central dressing table. Also on

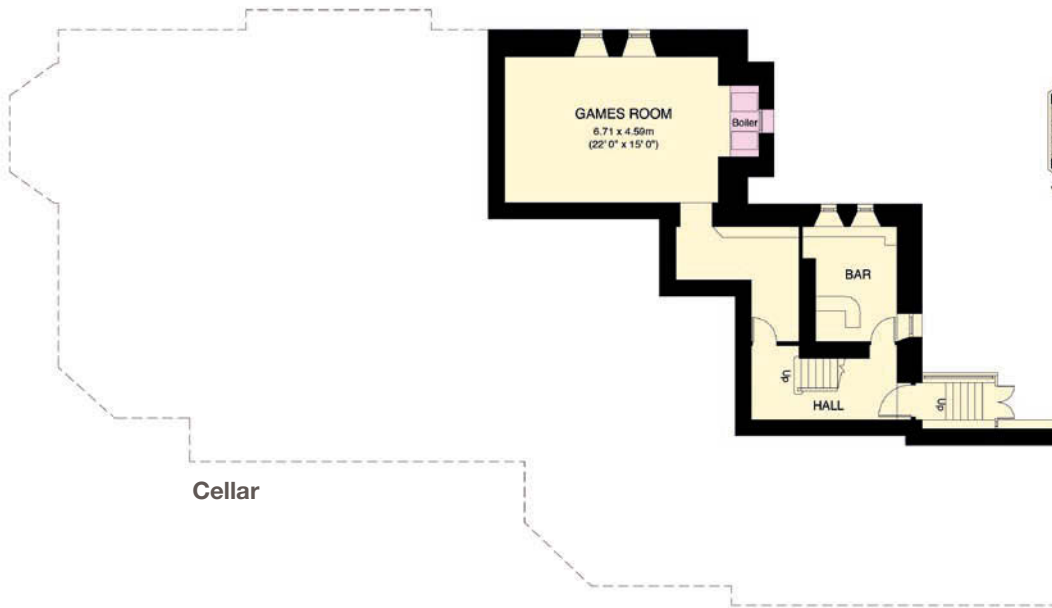
this floor are six further spacious bedrooms, each with its own en suite facilities and delightful views and an additional bathroom. A secondary staircase leads down to the ground floor.

The property has been exceptionally well maintained by the current owners and is extremely well presented. Lee Manor boasts all of the features expected from a property of such importance and grandeur but at the same time offers very comfortable and welcoming living accommodation.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area

Lee Manor: 750 m² (8,071 ft²)





Garden and Grounds

The gardens which surround Lee Manor adjoin the woodland and offer a tranquil haven in which to enjoy the sea views and the wide variety of wildlife. There are areas of lawn with flower and shrub beds, planted with a variety of flowering shrubs and spring bulbs, as well as a selection of roses, rhododendrons and camellias, giving year round colour. To the front of the house some steps lead down to a terraced area known as The Crow's Nest, an ideal spot to sit and enjoy the sensational sea views and a superb vantage point to take in the spectacular evening sunsets.

Outbuildings

Within the grounds of the property is a detached double garage of stone construction under a tiled roof. Beyond this lies the wood stores and three purpose built dog kennels with individual runs.

The Woodland

The woodland at Lee Manor is classified as ancient woodland and provides privacy and protection for the house as well as providing a natural habitat for flora, including bluebells and orchids in the spring months, and a wealth of wildlife. The trees are mostly mature and deciduous, with a stream flowing along the eastern boundary.







LOT 2 – Higher Warcombe Farm (60.70 acres / 24.56 hectares)

Higher Warcombe Farm is positioned away from the house and was previously home to the well-regarded Lee Manor Herd of Pedigree Red Ruby Devon cattle. The holiday cottages, which are situated approximately a mile away from the Manor house, offer superb five star accommodation, each being modern, spacious and enjoying superb views over the surrounding countryside and out to sea.

Farriers End - A 2 bedroom detached cottage which has consent to be used as a residential dwelling by persons employed in connection with Higher Warcombe Farm or as a holiday letting unit.

Farriers End has been cleverly converted from a traditional stone building and has spacious accommodation with a beamed living room with woodburning stove, hand-made kitchen with granite work surfaces and dining area. There is a double bedroom, a twin bedroom and bathroom. It is centrally heated and includes some delightful features including stained glass windows and solid oak floors throughout. It also has a secluded patio area with pretty stone walls and a large lawned garden, providing sea views.





On the opposite side of the lane are the three holiday units, all with a fantastic outlook over the farm's land towards the sea.

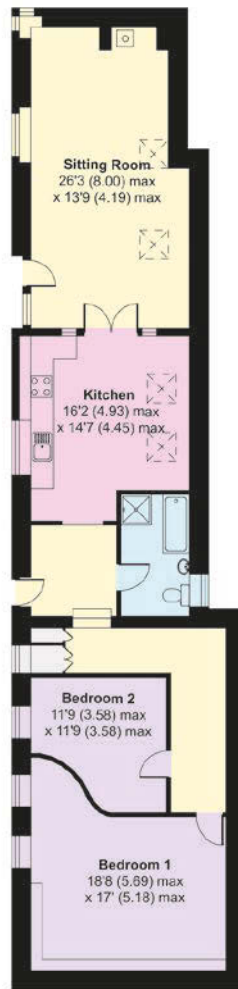
Quay West (sleeps 12) – spacious open plan living area with patio doors providing fantastic sea views and well equipped kitchen area. It has three double bedrooms, all with en suite bathrooms, three twin bedrooms and a separate bathroom.

Lundy Sound (sleeps 6) – spacious open plan living area with patio doors providing fantastic sea views and well equipped kitchen area. There is a double bedroom with en suite bathroom, two twin bedrooms and a separate bathroom.

Lee Shore (sleeps 6) – spacious living room with patio doors out to a patio area providing fantastic sea views, steps leading up to well equipped kitchen/dining area. There is a double bedroom with en suite bathroom, two twin bedrooms and a separate bathroom.

All three cottages are fully centrally heated and double glazed.



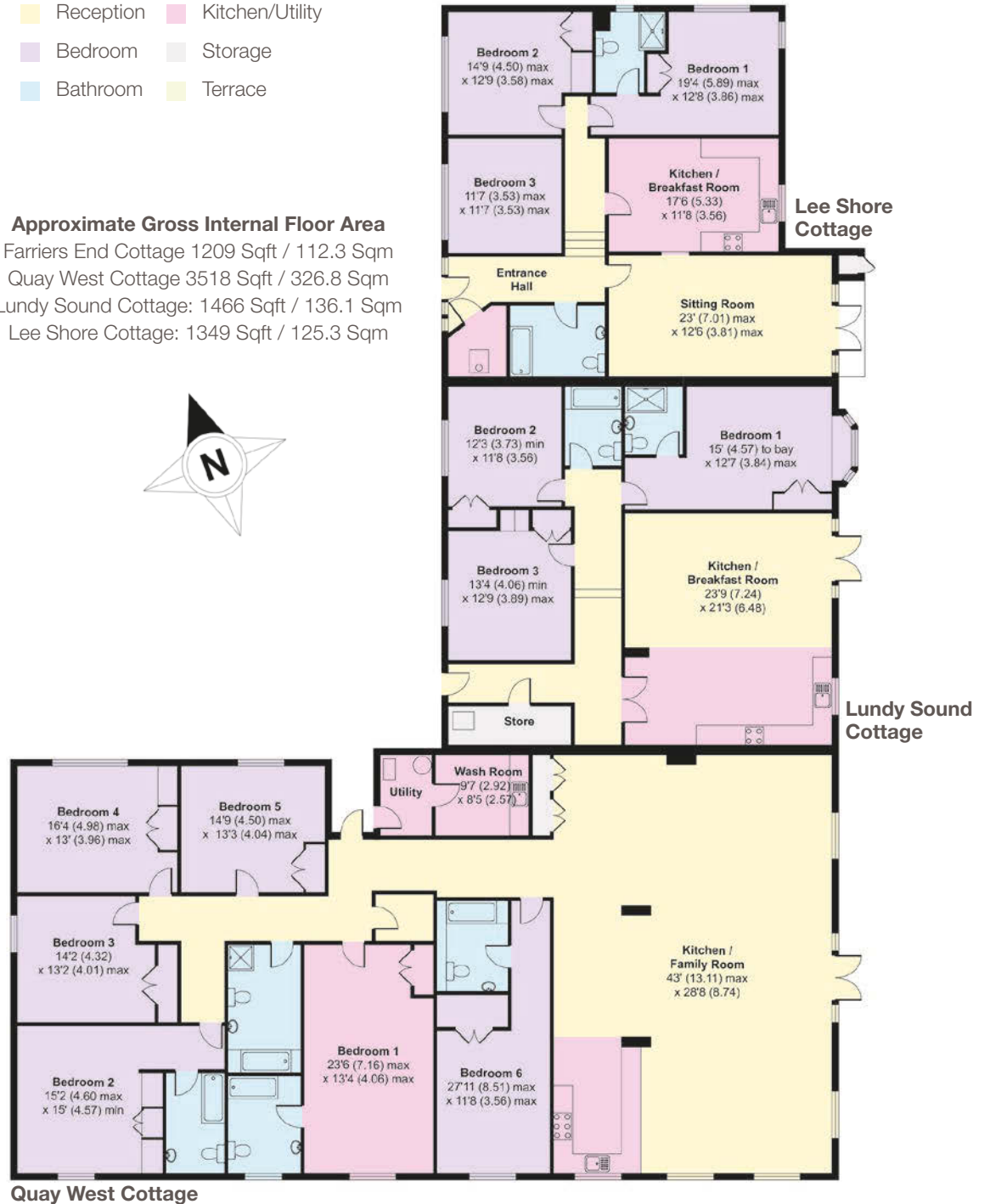


Farriers End Cottage

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace

Approximate Gross Internal Floor Area
 Farriers End Cottage 1209 Sqft / 112.3 Sqm
 Quay West Cottage 3518 Sqft / 326.8 Sqm
 Lundy Sound Cottage: 1466 Sqft / 136.1 Sqm
 Lee Shore Cottage: 1349 Sqft / 125.3 Sqm



Quay West Cottage

Lee Shore Cottage

Lundy Sound Cottage



Farm / Equestrian Buildings

Double entrance gates provide access into the farmyard, where the buildings are situated. These buildings have consent for agricultural and equestrian use.

Size	Description
75' x 30' (22.86m x 9.14m)	Steel framed general purpose shed, under a cement fibre roof with an earth floor. Lighting is connected. Used for straw and tractor shed. Built in 2004.
75' x 48' (22.86m x 14.63m)	Steel framed stock building under a cement fibre roof, with an earth floor. Lighting and 10 automatic water troughs connected. Concrete feed passage with loose housing either side. Built in 2004.
75' x 22' (22.86m x 6.71m)	Steel framed bull shed, under a cement fibre roof, earth floor. Lighting connected. 6 bull pens, each with water troughs. 5 pens have stable doors and could readily be converted into stabling. Built in 2008.



Planning Consent for:

An agricultural building for the purposes of growing mushrooms, measuring 37m x 12.5m).

There is also a traditional stone built building which has been completely renovated to provide a shower, WC, kitchen facilities and a seating area with woodburning stove. This building is currently used as a wash and rest room.

There is outside lighting and CCTV fitted to the farm buildings and Lee Manor Farm Cottages.

Agricultural Land

The land at Lee Manor is a mixture of pasture land and woodland.

The pasture land adjoins the woodland being sold with Lee Manor, and offers much privacy and protection. Most of the pasture enjoys stunning panoramic sea views and forms part of England's 33% of scenic coastline conserved as Heritage Coasts. You can see out across the Bristol Channel to Lundy Island and the Welsh coast beyond. The pasture is currently

used for grazing cattle and is well divided by attractive Devon bank hedges, which contain a wonderful variety of wild flowers, including honeysuckle, wild roses, primroses, wild orchids, foxgloves, bluebells and violets. The farm has been re-fenced and all of the fields have access to a mains water supply. One field is bordered by a stream and there are two natural ponds.

GENERAL REMARKS AND STIPULATIONS

Basic Payment Scheme (BPS)

The land has been registered for the entitlements under the Basic Payment Scheme. The Entitlements can be made available by separate negotiation, if required by the purchaser.

Live & Dead Stock

The vendors reserve the right to hold a sale of live and dead stock on the farm between exchange of contracts and completion.

Health & Safety

Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings. Under no circumstances should any of the property be viewed without the company of the selling agents or the vendors.

Tenure

The property is offered for sale freehold, by private treaty.

Rights of way, wayleaves & easements

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Services

Lee Manor - Mains electricity, mains water, private drainage, oil-fired central heating.

Higher Warcombe Farm Cottages - Mains electricity, mains water, private drainage, oil-fired central heating.

Important Notice: Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Photographs: 2004, 2010, 2011 and 2013. Particulars: March 2017. Kingfisher Print and Design. 01803 867087.

EPCs

Quay West	Rating C
Lundy Sound	Rating C
Lee Shore	Rating C
Farriers End	Rating D

Local Authority

North Devon Council, Civic Centre,
North Walk, Barnstaple, EX31 1EA.
Tel: 01271 327711.

Notes

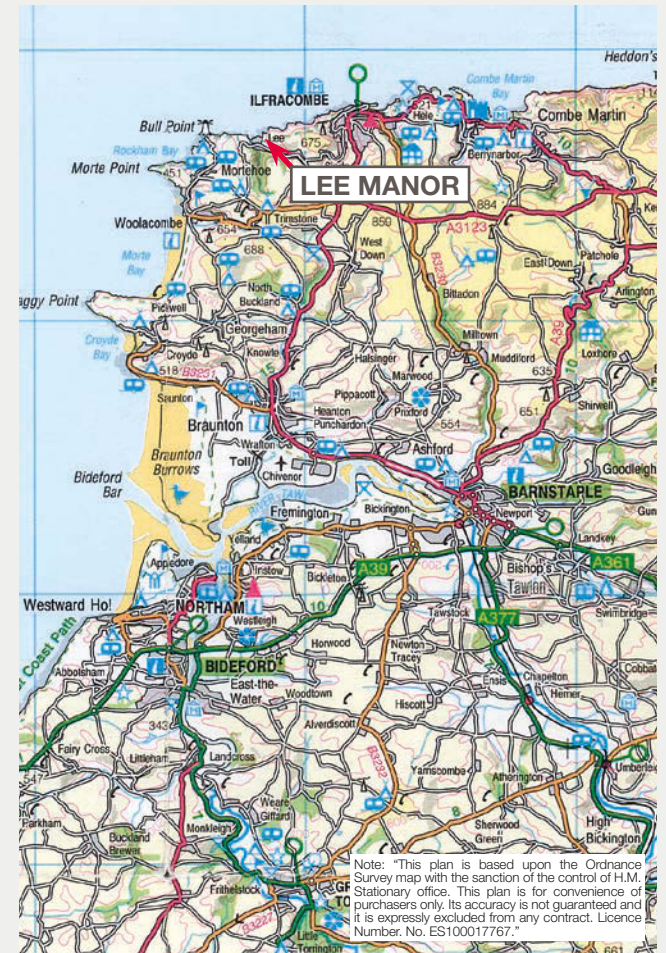
All items known as tenants' fixtures and fittings are excluded from the sale. However, certain items may be available in addition, by separate negotiation. Electrical and other appliances mentioned in the sale particulars have not been tested by either Stags or Knight Frank, therefore prospective purchasers must satisfy themselves as to their working order.

Directions (EX34 8LR)

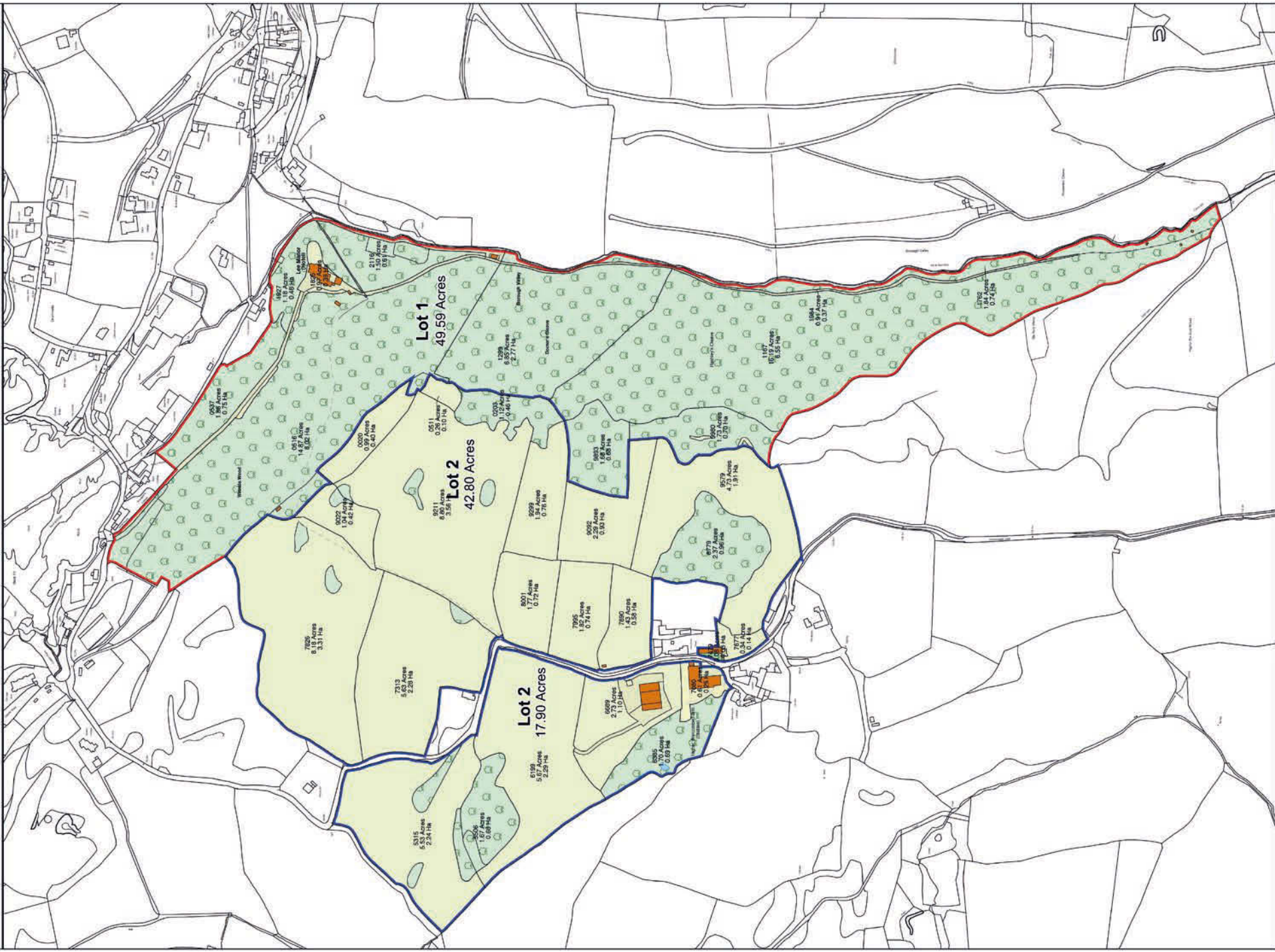
Proceed down in to the village of Lee. With the sea and beach on your right hand side, start driving up the hill and the wrought iron gates of Lee Manor will be clearly found on the left hand side.

Viewing

Strictly by confirmed appointment with the vendors agents, Knight Frank LLP 01392 423111 or Stags Farm Agency 01392 680059.



Lee Manor



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North Arrow

Land Use:

- Building (Residential)
- Building (Student / Agricultural)
- Building (Commercial)
- Game Cover
- Woodland
- Water / Lake
- Water
- Unflooded Track
- HS: B field, building & track type see unknown - assumed pasture, residential and market

Date: 07/09/16
 Sheet No: MMCC
 Scale: 1:4000 @ A3

Title: Lee Manor

File No:

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