



Wragmoor, Bantham

In Excess of £1,250,000

HARRIET  
GEORGE



# Wragmoor

## Bantham, Kingsbridge

Approached by its own private drive and standing in mature gardens with glorious views, a detached house with scope to renovate and extend STPP, or implement the current consent to develop two houses.

Bantham, which is arguably one of the prettiest villages in the South Hams, is in a designated Area of Outstanding Natural Beauty (now known as a National Landscape) at the mouth of the River Avon and protected by sand dunes and vast expanses of golden beach. Bantham beach is reputed to be one of the best surfing beaches on the south Devon coast. There is an excellent pub 'The Sloop' and village shop.

Bantham beach is reputed to be one of the best surfing beaches on the south Devon coast. There is an excellent pub 'The Sloop' and village shop.

The neighbouring village of Thurlestone has a 4 star hotel together with pub, post office / general stores, church, spectacular 18 hole golf course and highly regarded primary school.

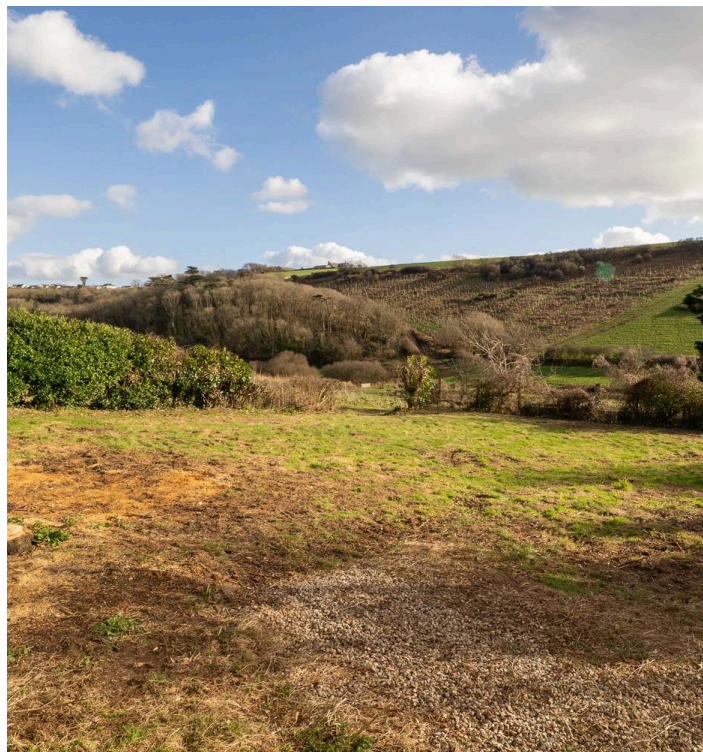
Kingsbridge, which is just over 5 miles away, offers extensive shopping facilities including a health centre, small hospital and sports centre.

Council Tax band: E & D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Built in the 1950's, Wragmoor occupies a generous site of around half an acre and offers a wonderful opportunity to modernise and improve the existing house or re-develop in accordance with planning consent 22g4/24/FUL

Set in a quiet, tucked away position in the heart of this picturesque coastal village, the substantial house which has bright, airy open plan accommodation extends to about 2700 sq ft, offers both privacy and proximity to the village's amenities.

The house has open views across the Buckland Stream which is an important wetland and wildlife corridor that runs down to Bantham beach. South facing gardens are mainly laid to lawn with mature shrubs and there is a right of access onto the public footpath that connects the village with Thurlestone.

Planning permission was granted in January 2025 for a pair of stylish and contemporary homes designed to passive house principles by award winning architects, VESP. The houses are mirror images of each other with accommodation of around 1735 sq ft.

Opportunities to acquire properties in this highly desirable village are few and far between and Wragmoor has tremendous potential to transform, and subject to any additional consents, redevelop into one or two stunning homes with modern upgrades and enhanced sustainability.

## SERVICES

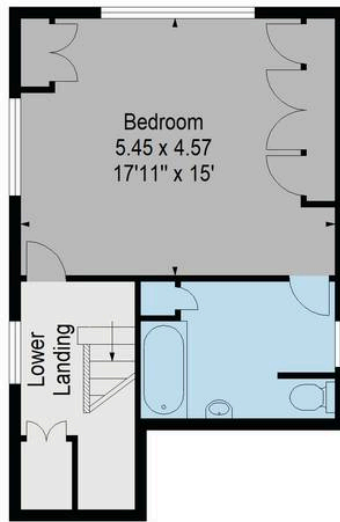
Mains water and electricity. Private drainage.

## DIRECTIONS

From Kingsbridge take the A379 Plymouth Road and continue through Churchstow. On reaching the roundabout take the 2nd turning to Bantham. Follow this road all the way into the village and on reaching The Sloop Inn turn left towards West Buckland. The driveway for Wragmoor is on the right hand side.



Approximate Gross Internal Area = 252.52 sqm / 2718 sq ft



Lower Ground Floor



Ground Floor



Illustration for identification purposes only,  
measurements are approximate, not to scale.

# Harriet George Properties Limited

Unit 1, Kings Market, 74 Fore Street - TQ7 1PR

01548 859905 • harriet@harrietgeorge.co.uk • harrietgeorge.co.uk/

All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.