



Marwell House, Ringmore

Guide Price £1,750,000

HARRIET
GEORGE



Marwell House

Ringmore, Kingsbridge

- Sympathetically renovated and extended
- South facing, in a quiet rural setting
- Elegant spacious accommodation
- Fabulous contemporary kitchen extension
- EV charging point and solar panels
- Electric gated driveway
- Excellent garaging
- Paddocks, stabling and woodland
- Close to the coast
- In all about 3 acres

This stylish and immaculate home sits in a small hamlet in the heart of the South Hams countryside with easy access to fine cliff-top and coastal walks and an 18 hole golf course at Bigbury. Surrounded by unspoilt rolling fields and less than 4 miles from Bigbury-on-Sea, Marwell House combines rural tranquillity with the ability to easily access the wonderful sandy beaches on the South Devon coast; Ayrmer Cove, Wonwell Beach and Bigbury are all within a short drive. The house is close to three local village pubs including the award winning gastropub, The Journeys End Inn, and The Oyster Shack, a superb seafood restaurant.

The closest village is St Ann's Chapel which has a general store with post office and The Pickwick Inn. The small and delightful Georgian market town of Modbury is around an 11 minute drive and offers a good range of local shops including a butcher, baker, grocers, chemist, delicatessen and a number of gift shops, cafes and art galleries. Other amenities include a primary school, health centre, dentist, veterinary surgery, two hairdressers, yoga studio and two pubs.



The current owners have extended and renovated this mid-Victorian farmhouse creating an impressive home for modern living which offers a lifestyle opportunity in a high quality house nestled in beautiful countryside close to the sea.

A contemporary kitchen extension with an abundance of natural light, vaulted ceiling and doors on both sides to paved terraces compliments the original house. The bespoke in frame kitchen is fitted with AEG appliances, Quooker hot water tap and wine cooler. The elegant drawing room has a marble fireplace with log burner and stairs from the sitting room lead down to the lower ground floor where the recently converted games room runs the full width of the house. The former kitchen with functioning AGA is now an additional living space and there is also a home office with built-in cabinetry, cloakroom and utility / boot room with shower. The first floor has three bedrooms, two en-suite shower rooms and a family bathroom. There is a further bathroom and WC on the half landings. On the top floor is a generous landing / sitting area with two bedrooms off and access to wonderful eaves storage.

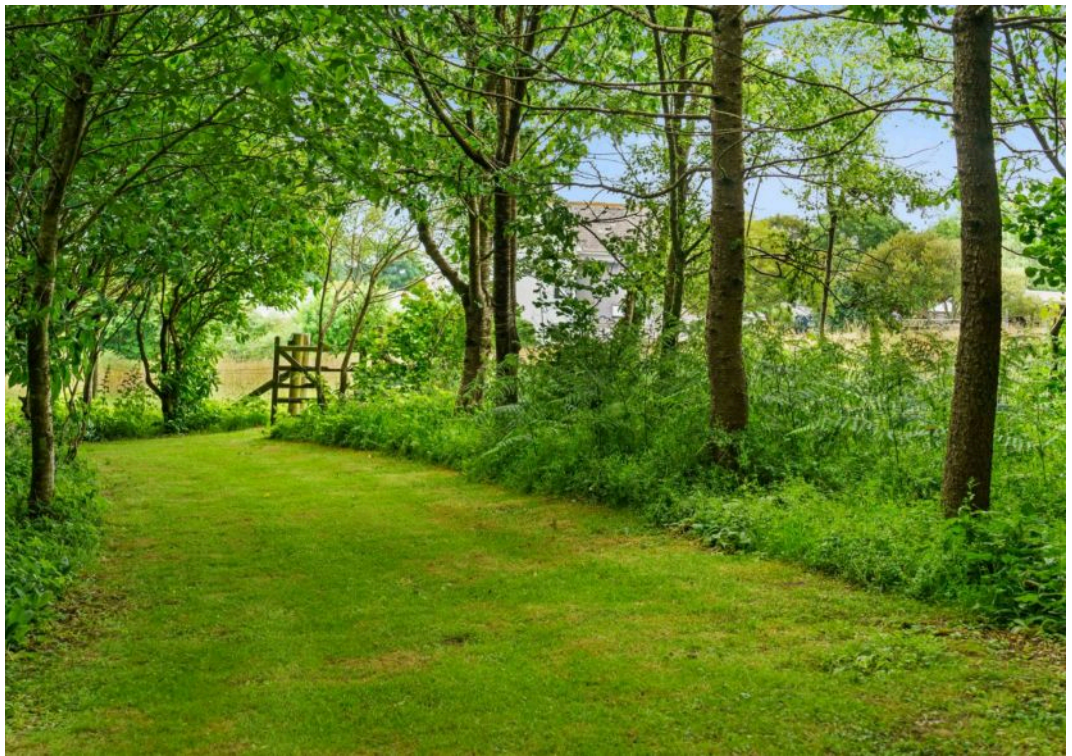
Outside, the gardens have been thoughtfully designed for outdoor entertaining, there are a number of paved sun terraces to enjoy the sun at different times of the day and gently sloping lawns planted with shrub and flower borders sweep around the house. Above the house are stables with adjoining stores and potting shed, and a large lawn planted with established trees from where gates lead into the paddock and woodland beyond.

A recently built garage block has solar panels on the roof and offers excellent storage, room for a number of vehicles and a workshop if desired.

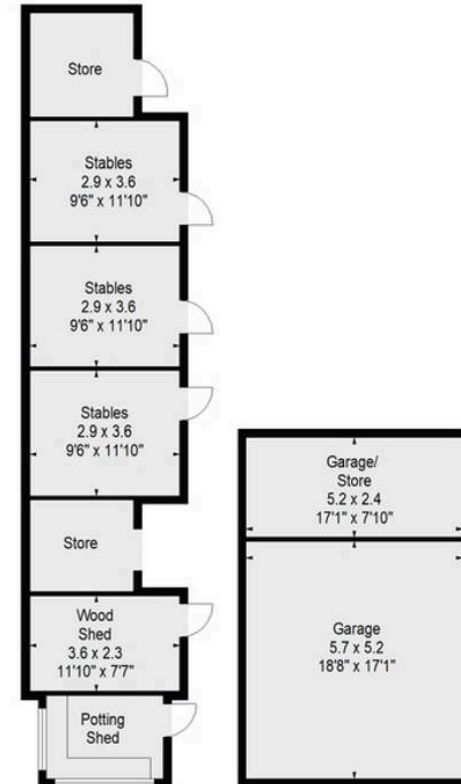
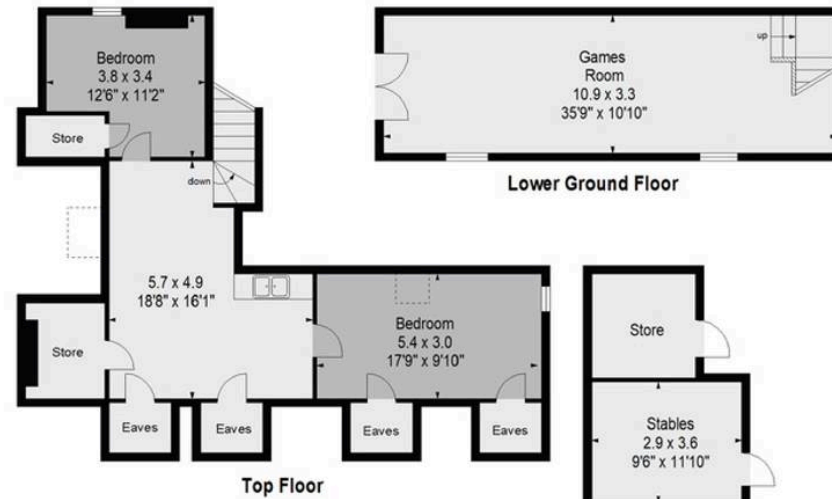
SERVICES

Mains water and electricity. Private drainage. Oil central heating. Solar panels.





Approximate Gross Internal Area = 406 sqm / 4360 sq ft
 Garage/Store
 Approximate Gross Internal Area = 43 sqm / 463 sq ft
 Stables
 Approximate Gross Internal Area = 59 sqm / 636 sq ft



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

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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.