



MILLARD
COOK

2 SHARPLAND CREST , CLEMATON HILL, BIGBURY ON SEA, TQ7 4BJ

A 3 bedroom attached bungalow enjoying stunning coastal views across Bantham, towards Burgh Island and out to sea.



2 Sharpland Crest is situated in the picturesque coastal hamlet of Bigbury on Sea, the gateway to some of the finest beaches and backdrops the South Hams has to offer. From here you access the famous Burgh Island and the Burgh Island Hotel, an Art Deco building constructed in the late 1930's with Agatha Christie as one of their residents.

Today, the area is a playground for holiday makers, water sports and dog walking with the large sandy beaches of Bigbury and Bantham.

Set on the hill above Sedgewell Cove, 2 Sharpland Crest has been a very successful holiday let property enjoying 180 degree southerly views across the beaches, coastline and out to sea. Built in the 1940's, this 3 bedroom attached bungalow though habitable, requires updating to suite the needs of today's buyer.

Internally, the property offers a good size living room overlooking the gardens and view beyond, three bedrooms, a bathroom, kitchen and a dining area.

From a shared private lane, access to the private drive with parking and gardens whilst, to the rear, lawn gardens enjoying the stunning South Hams coastline.



Accommodation

Entrance hall leads to the kitchen/dinner area with a range of drawers and cupboards, sink unit, space and plumbing for washing machine, fridge, freezer and cooker. Door to the outside.

The good sized living room has a mass of windows and doors overlooking the southerly facing views across Bantham beach and the stunning coastline. There is a wood burner with a brick surround.

There are three bedrooms within the property, the principal bedroom being a good size double bedroom, storage cupboards and sea views, bedroom two double room with bi-folding doors to the rear garden and, a smaller third room currently with two bunkbeds and a single bed.

The bathroom has a bath with shower system above, WC and a handbasin.

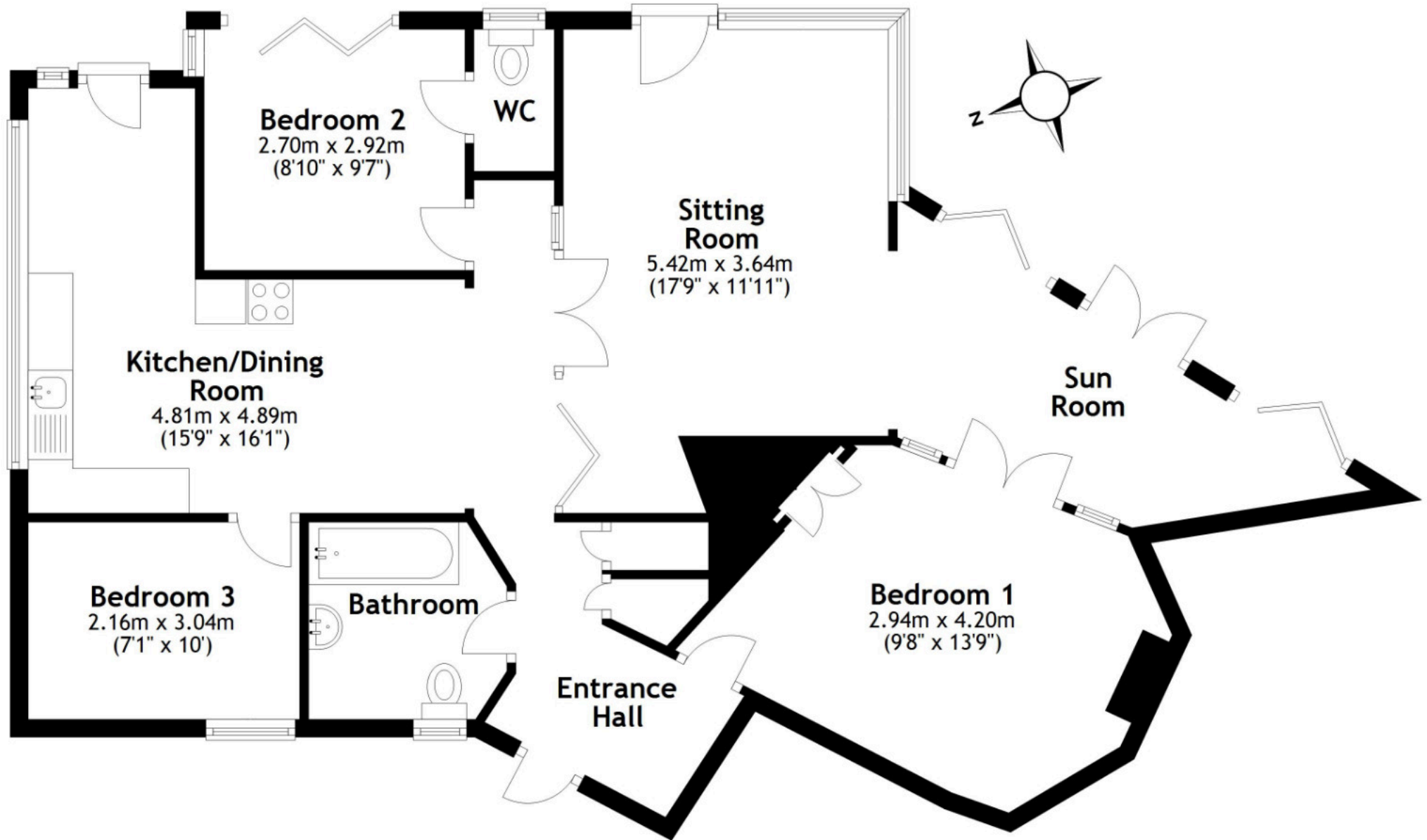






Ground Floor

Approx. 93.7 sq. metres (1008.6 sq. feet)



Total area: approx. 93.7 sq. metres (1008.6 sq. feet)
Sharpland crest , Clematon hill, Bigbury on Sea

To the outside

From the private lane of Clematon Hill, a private drive leads to the property with parking outside. Access to the front and via the side of the property to the rear gardens and stunning views across the surrounding beaches, coastline and out to sea. From here access to the sunroom, living room, bedroom two and the kitchen.

Services

It is understood main electricity and water are connected. Shared private drainage. Electric heating. Council tax band: Currently business rated. EPC: F

Viewings

Strictly via Millard Cook in Dartmouth. The property is holiday let so limited viewing slots are available. Please contact the office for further details.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

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