

SEAFRONT BIGBURY ON SEA



MARCHAND PETIT
COASTAL, TOWN & COUNTRY



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Seafront | Marine Drive | Bigbury On Sea |
Devon | TQ7 4AS

Mileages

Kingsbridge 10 miles, Modbury 7 miles,
Plymouth 18 miles
(All mileages are approximate)

Accommodation

Ground Floor

Kitchen, Lounge/Dining Room, Two Bedrooms, Two
Ensuites, Two Family Bathrooms, Snug, Utility,
Workshop, Store Room.

First Floor

Family Room, Two Bedrooms, Two Ensuites

Outside

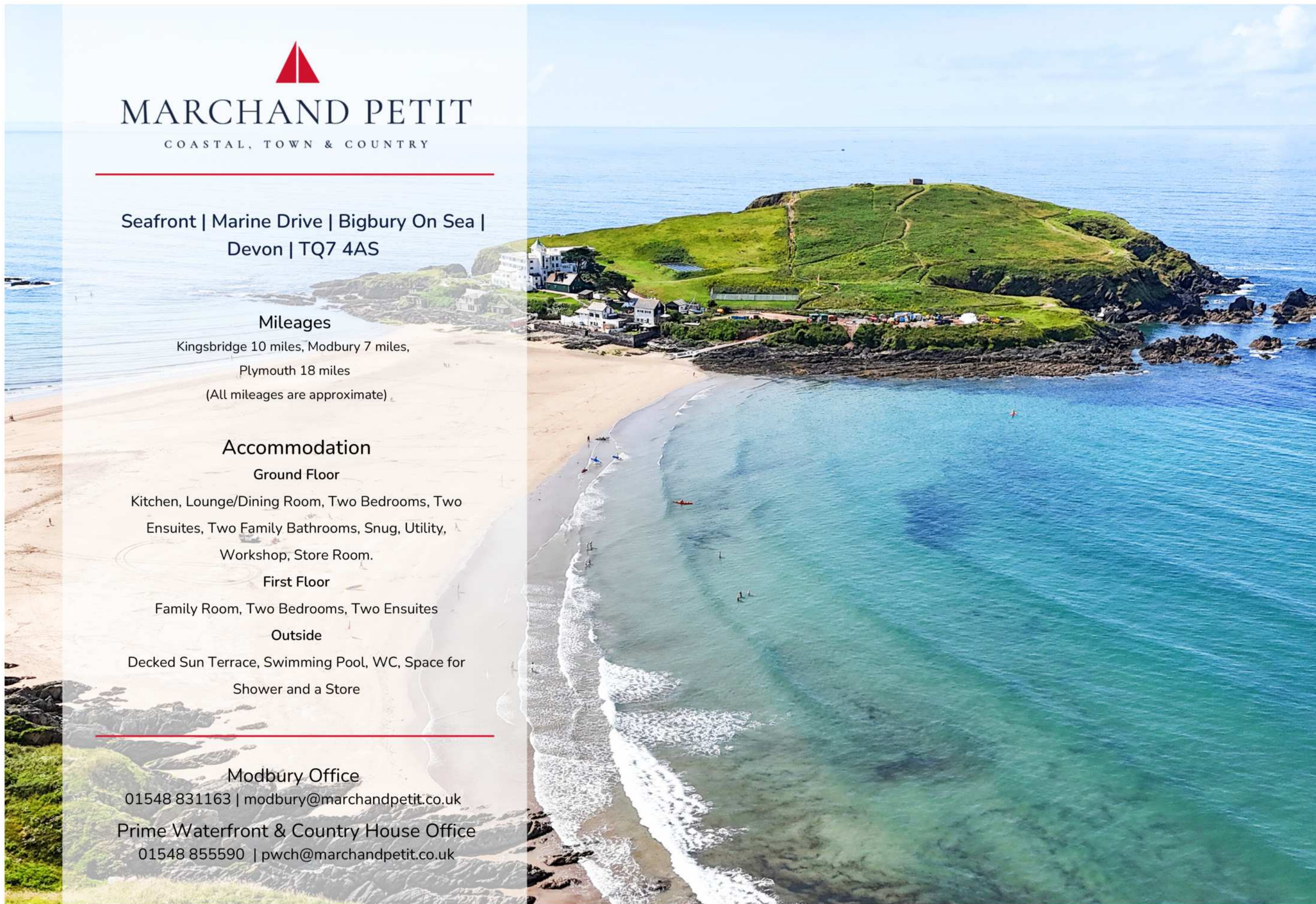
Decked Sun Terrace, Swimming Pool, WC, Space for
Shower and a Store

Modbury Office

01548 831163 | modbury@marchandpetit.co.uk

Prime Waterfront & Country House Office

01548 855590 | pwch@marchandpetit.co.uk



ACCOMMODATION

The front door opens to the Open Plan Living Space. This is finished with Herringbone pattern flooring which continues throughout the majority of the ground floor. The Limed wooden planking to the external wall is a feature carried over into the 2 ground floor bedrooms too. To the rear is the kitchen area, with plenty of white fronted units including an island unit, hob, double oven, sink and dishwasher. Trifold doors open onto the private rear deck.

The Westerly wing contains a bedroom with patio doors to the side deck complementing the French doors opening towards the sea. To the rear is an En suite shower room. The hallway has the stairs to the first floor, the family bathroom and a further room. This could be thought as a 5th bedroom but having a door to the side could make a home office.

The Easterly wing contains a matching bedroom. It too has patio doors to the side and French windows facing the sea and an en-suite shower room. The adjacent hallway accesses 3 rooms. There is a shower room, utility room with a quarry tiled floor and the original kitchen of the house with its Aga cooker. Beyond this a small store.

Upstairs, the stairs rise into a 2nd Sitting area with 3 Velux type windows. There are bedrooms to either side, both the Velux type windows to complement the triangular (single glazed) windows to the front. 1 bedroom has a conventional shower room layout whilst the other has a separate WC with the shower area within the bedroom.



OUTSIDE

The house is elevated above, Marine Drive. So the largely lawned front garden slopes down to the road. Centrally there is a gravelled driveway and parking area. To the front of the house is a wooden deck.

To the rear is a further decked area, with a swimming pool (condition unknown), a WC, and further space for a shower and a store.

AGENT'S NOTE

The property also offers scope for complete redevelopment with planning consent previously granted (planning reference 3545/17/FUL) for the demolition and construction of 2 new dwellings (note the second dwelling was to be built on land to the southeast which is now in separate ownership). It is understood this planning consent has been implemented, but interested parties are to rely on their own enquiries. Further details are available via South Hams District Council's website.

LOCATION

Bigbury-on-Sea is a beautiful coastal village renowned for its large expanse of sandy beach, with a causeway formed at low tide leading to the iconic Burgh Island. Nearby there is a good range of amenities and shops in the market town of Kingsbridge and the Georgian town of Modbury. Wonderful cliff top and coastal walks as well as other beaches and coves can be found nearby, along with sailing at Salcombe and Newton Ferrers. There is an 18 hole golf course at Bigbury and a further 18 hole golf course at Thurlestone, with Dartmoor National Park several miles to the north.





DESCRIPTION

The sale of Seafront is an opportunity. The opportunity to buy a detached home with far reaching sea views. A home where refurbishment has begun, but not been finished. The opportunity to add your own stamp, your own personality to a partially modernised home.

Seafront has been designed to ensure that the principal rooms all enjoy sea views. So the open plan living area, the 2 En-suite bedrooms on the ground floor and the 2 further En suite bedrooms on the first floor all look out to sea, to the views of Burgh Island. The property sits in its own grounds with ample parking.

**“Extraordinary panoramic view, make your mark,
live your Devon life, take in the view.”**





Property Details

| | |
|--------------|---|
| Guide Price: | Offers in excess of £1,250,000 |
| Services: | Mains electricity, water and drainage. Oil fired central heating. |
| EPC Rating: | Current: E, Potential: C |
| Council Tax: | Band G |
| Tenure: | Freehold |
| Authority | South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234 |

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From Modbury, follow the A379 towards Kingsbridge. After approximately 1 mile turn right at Harraton Cross and follow the signs for Bigbury-on-Sea. After passing through Bigbury Village and Bigbury Golf Course, proceed down Folly Hill into Bigbury on Sea itself. Keep left on Marine Drive where the entrance to the property will be on the left.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.
Tel: 01548 831163

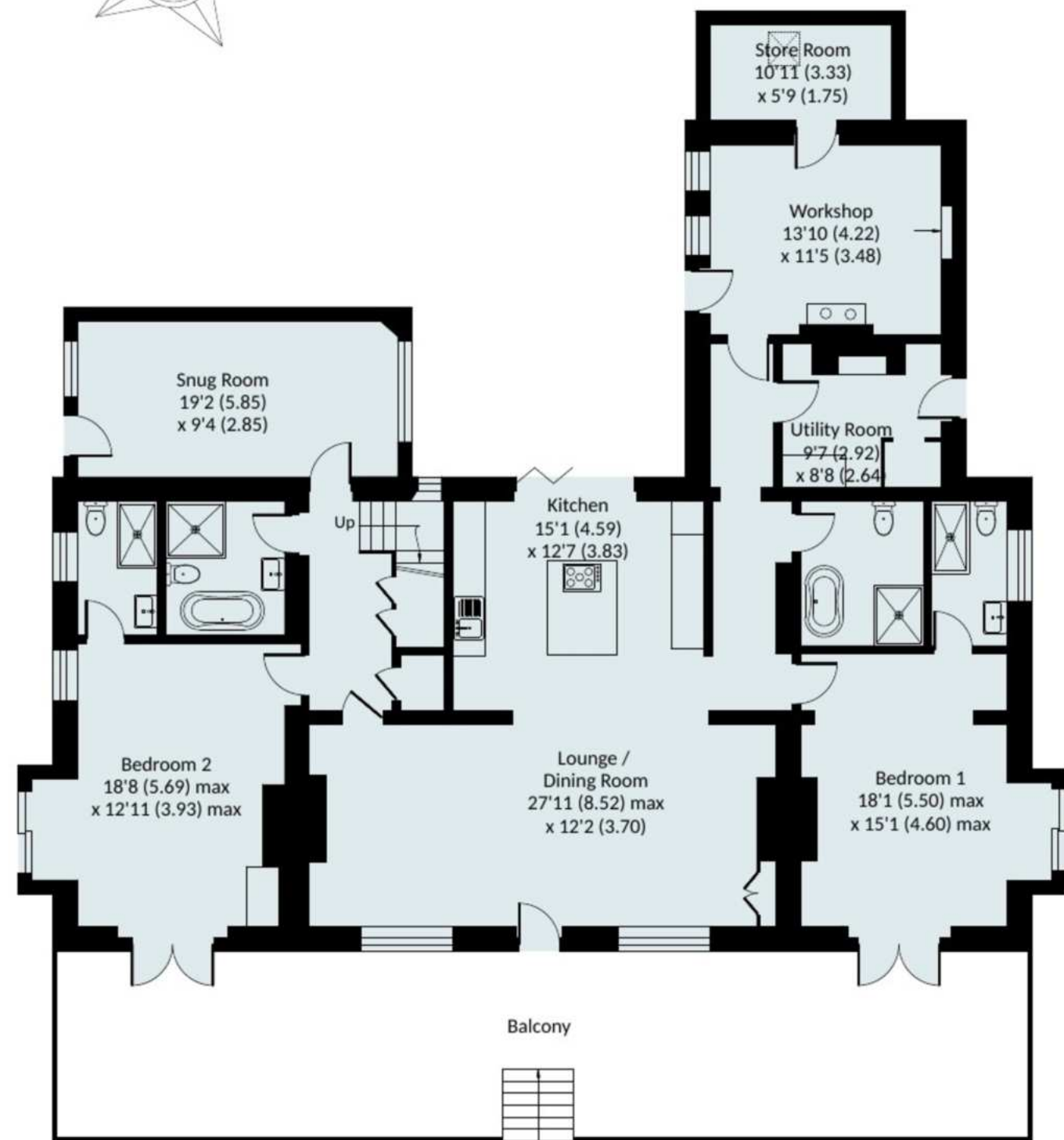


Floor Plans

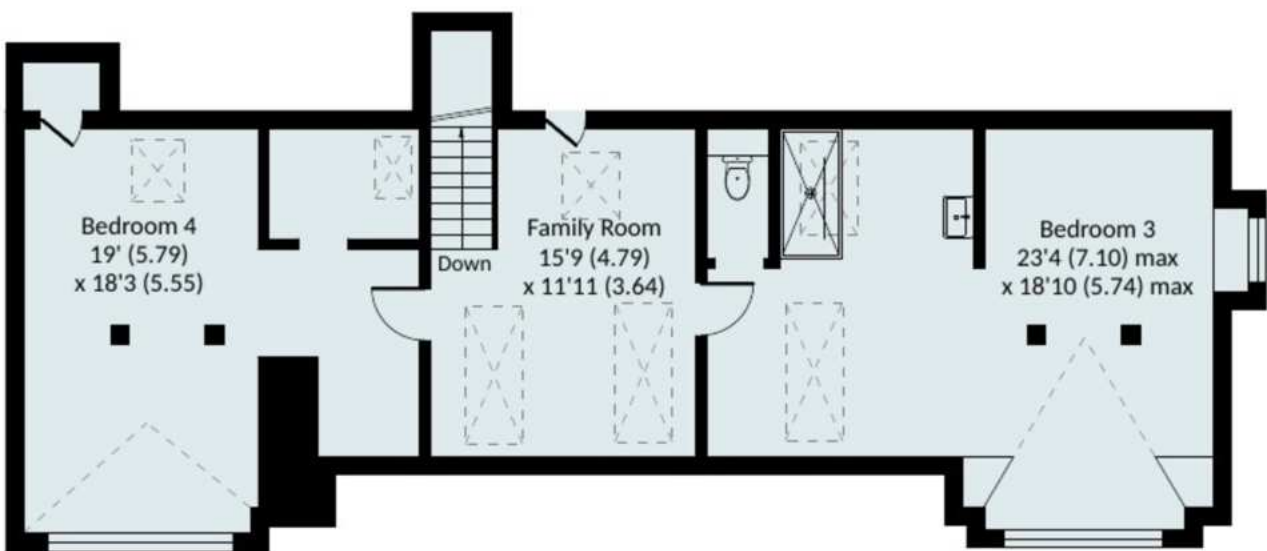
Approximate Area = 2942 sq ft / 273.3 sq m
Limited Use Area(s) = 78 sq ft / 7.2 sq m
Total = 3020 sq ft / 280.5 sq m
For identification only - Not to scale



Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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