

FOLLY RISE

BIGBURY ON SEA



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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COASTAL, TOWN & COUNTRY

Folly Rise

Bigbury on Sea | Devon | TQ7 4AU

Mileages

Kingsbridge - 9 miles | Modbury - 7 miles

Plymouth - 20 miles

(All mileages are approximate)

Accommodation

Ground Floor

Two Bedrooms, Bathroom, Kitchen, Landing

First Floor

Entrance Hall, Two Bedrooms, Sitting Room, Kitchen,

Bathroom, WC, Balcony

Annexe

Two Bedrooms, Sitting Room, Kitchen, Bathroom

Outside

Lawned Gardens, Mature Shrubbery, Single Garage, Terrace,

Paved Parking Area, Half-acre Plot

Modbury Office

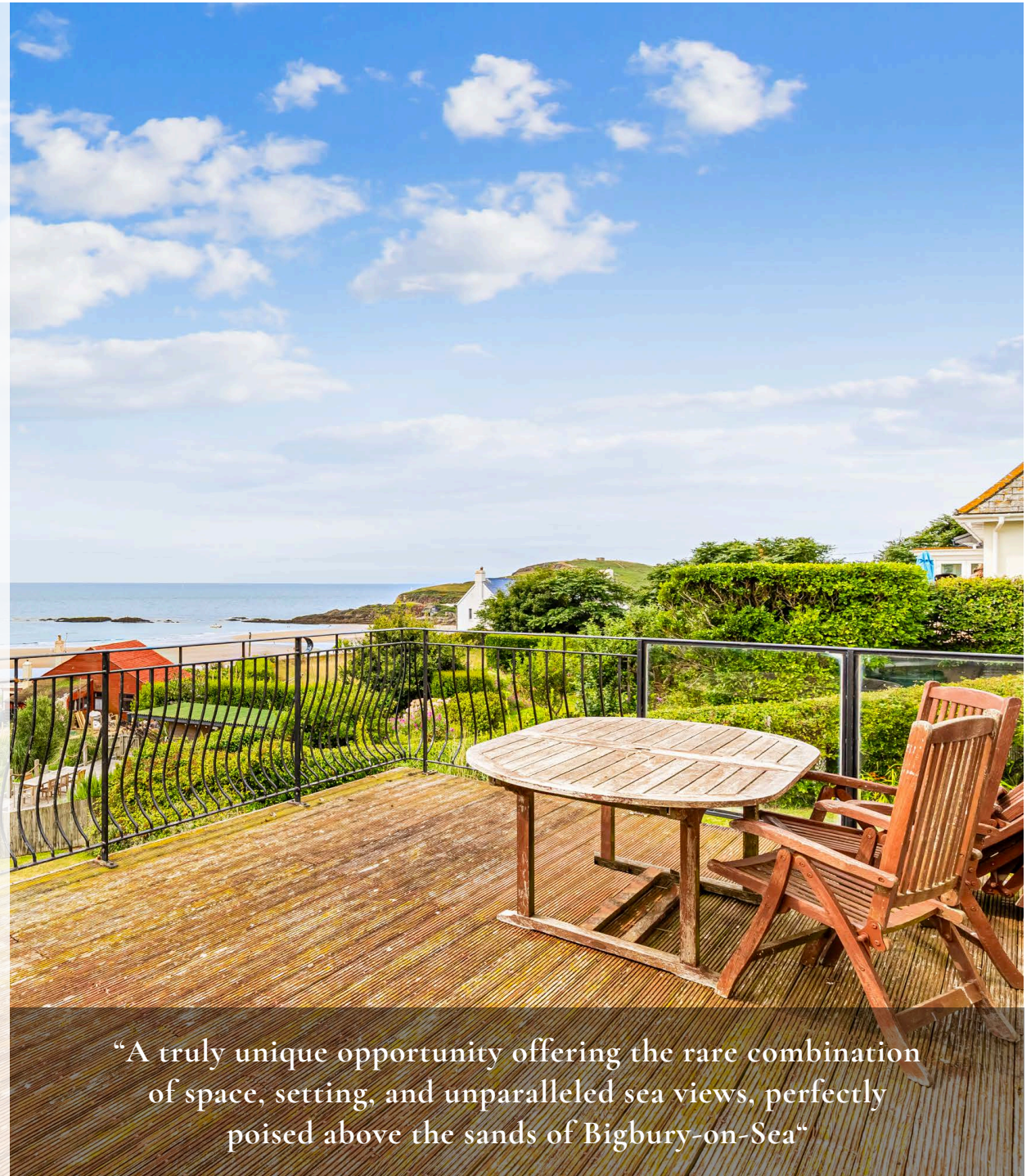
01548 831163 | modbury@marchandpetit.co.uk

4 Broad St, Modbury, PL21 0PS

Prime Waterfront & Country House

01548 855590 | pwch@marchandpetit.co.uk

94 Fore St, Kingsbridge, TQ7 1PP



“A truly unique opportunity offering the rare combination of space, setting, and unparalleled sea views, perfectly poised above the sands of Bigbury-on-Sea”

AT A GLANCE

A superb opportunity to acquire one of Bigbury-on-Sea's most distinctive properties, occupying a prime position with panoramic sea views and stunning gardens extending to just under half an acre.

ACCOMMODATION

This property has been within the same family ownership for three generations and now comes to the market for the very first time. Occupying what is arguably one of the finest waterside settings in Bigbury-on-Sea, it enjoys uninterrupted, never-to-be-built-out vistas thanks to the National Trust land in front and its own significant plot.

The accommodation flows well, with a porch leading to a cloakroom and all principal rooms. A bright and cosy sitting room features a sliding door opening onto a superb balcony, perfectly positioned to showcase the glorious views. The kitchen provides a range of storage and an impressive picture window framing the coastal scenery. This floor further benefits from two double bedrooms and a family bathroom.

A staircase descends to the garden level, where the accommodation is divided into two distinct sections, offering flexibility for guests or family. The first section includes a kitchen, two bedrooms, and a bathroom. The second section is a self-contained area accessed independently from the garden, comprising a sitting room, kitchen, two bedrooms, and a family bathroom. With parents comfortably housed on the main floor, additional bedrooms below, and the annex for guests or in-laws, the configuration naturally lends itself to multi-generational living as well as private guest use or a potential income stream.

Dominated by its generous footprint and panoramic views towards the iconic Burgh Island and the South Devon coastline, the house occupies an elevated position designed to take full advantage of its totally absorbing outlook.

OUTSIDE

The gardens are arranged in generous terraces, with lawns stepping down towards mature borders and natural landscaping. Multiple vantage points, together with the upper balcony and a covered terrace at garden level, provide exceptional spaces for outdoor enjoyment. The scale of the gardens, coupled with their orientation and views, offers considerable scope for further landscaping or development, subject to obtaining the necessary planning consents.

The property also benefits from a private pedestrian pathway to the right-hand side, leading directly to the beach.





LOCATION

Folly Rise is situated on Ringmore Drive in Bigbury-on-Sea, one of the South Hams' most coveted coastal addresses. From its elevated position, the property enjoys commanding views over Bigbury Beach and Burgh Island, both just a short walk away. The beach offers golden sands, swimming, and water sports, along with a popular surf school. At low tide, the iconic sea tractor or sandy causeway provides access to Burgh Island, home to the historic Art Deco hotel and the Pilchard Inn.

The surrounding coastline offers some of South Devon's finest walking routes, with the South West Coast Path easily accessible from the property. Nearby villages provide local amenities, while Kingsbridge, Modbury, and Plymouth are within easy reach for a wider range of shops, restaurants, and services.

The combination of an enviable location, a large plot, and breathtaking views ensures Folly Rise represents one of the area's most exciting opportunities to create a bespoke coastal residence.





Property Details

Services:	Mains Water and Electricity and Drainage. Oil Fired Central Heating.
EPC Rating:	TBC
Council Tax:	Main House - Band F Garden Annexe - Band D
Tenure:	Freehold
Authority	South Hams District Council

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 Harraton Cross, follow the B3392 through St Ann's Chapel to Bigbury-on-Sea. Continue down Folly Hill and, after the car park, follow the road uphill to the right. Take the first right into Ringmore Drive, and the property is at the end of the road on the right.

Viewing

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



APPROXIMATE AREA

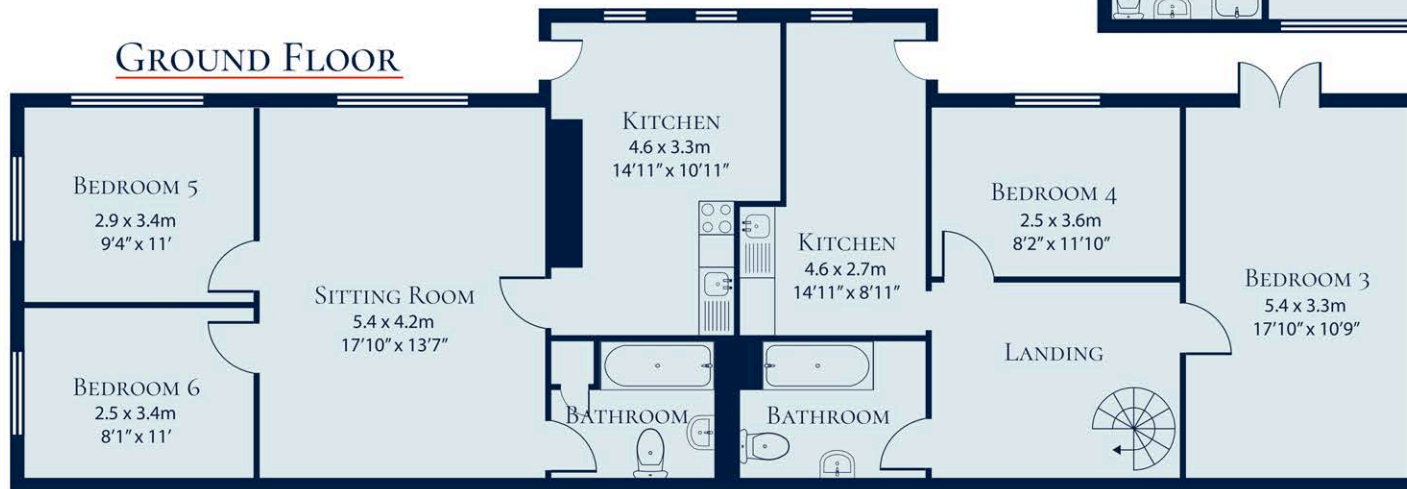
Ground Floor | 117m²

First Floor | 130m²

Total | 246m²



GROUND 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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