



Sea View, Ringmore
Kingsbridge, TQ7 4HW

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS

Sea View, Ringmore

An exquisite Grade II Listed cottage, located in the breathtaking village of Ringmore, with a detached studio annexe, extensive gardens and a separate garage with off-street parking.

GROUND FLOOR

Sitting Room, Dining Room, Kitchen/Living Room, WC, Utility Room.

FIRST FLOOR

Bedrooms 1 with ensuite, 2 and 3, Home Office/Bedroom 4, Family Bathroom.

ADDITIONAL BUILDINGS

Garage, Studio Annexe, Shed.

LOCATION

In the thriving village itself is an award-winning 13th-Century pub The Journey's End Inn, local church and a wide range of community clubs and societies. At St Ann's Chapel there is a Post Office and well-stocked general store which offers a delivery service to the church. Five miles away is the Georgian town of Modbury, and the towns of Kingsbridge, Salcombe and Totnes are nearby.

Situated in a picturesque South Devon village, this property enjoys excellent school transport links to Ivybridge, Kingsbridge, Modbury, and top private schools in Plymouth. Nearby Bigbury-on-Sea offers a popular surfing beach, sea tractor rides to Burgh Island, and scenic walks along the River Avon and Bigbury Golf Club. A perfect blend of rural tranquillity and coastal living.

Mileage

Kingsbridge 11 miles, Modbury 5 miles, Plymouth 17 miles (distances approximate).

Modbury Office

01548 831163

modbury@marchandpetit.co.uk







KEY FEATURES

- Located within a quintessential Devonshire coastal village
- Striking Grade II Listed thatched cottage
- Versatile accommodation with a contemporary extension
- 3/4 bedrooms, combining character and modern design
- Detached studio annexe
- Extensive gardens approaching a third of an acre
- Separate garage with off street parking





DESCRIPTION

Sea View is an exquisite Grade II listed thatched cottage, nestled in the sought-after village of Ringmore. This unique home seamlessly blends the charm of an 18th-century period property with the sleek, contemporary design of a modern extension. Set within a third of an acre, the grounds feature enchanting gardens, a patio, wildflower beds, and a detached studio annexe. Just a short walk away, a garage with off-street parking adds further convenience. This versatile and characterful home is perfect for multi-generational living, or for those seeking a truly distinctive and striking property.

ACCOMMODATION

A charming porch opens into one of the two formal reception rooms in this unique cottage—currently used as a dining room—featuring a front-aspect window, decorative fireplace, painted ceiling beams, and oak flooring. Stairs rise to the first floor with storage beneath. To the left lies an inviting sitting room with two front-facing casement windows, a feature fireplace with inset burner, exposed beams, and matching oak flooring. At the rear of the ground floor, the contemporary extension creates a wonderful open-plan kitchen and living space. Folding doors lead out onto the patio, while an array of fitted units and a central island offer both style and functionality, all set on oak flooring. At one end of this stylish room is a further entrance hall, accessed from the side of the property, with a guest cloakroom and a superb utility room that also serves as a boot room and provides access to the garden. The first-floor layout beautifully showcases the contrast between the cottage's original charm and its modern extension, connected by a striking glass landing. At the top of the stairs is a characterful room currently used as a home office, which could serve as a fourth bedroom (STC). It features two front-aspect windows and exposed cross beams. Bedroom three, located in the original part of the cottage, offers a front aspect with two casement windows and two generous built-in storage cupboards. Across the glass landing are two further bedrooms and a family bathroom. The master bedroom enjoys a stylish ensuite and a Juliet balcony, while bedroom two features a dual aspect with two Juliet balconies and glimpses of the sea. The contemporary bathroom is well-appointed with a bath, separate shower, WC, and basin.

ANNEXE STUDIO

The detached annexe sits within the beautifully landscaped gardens of this exceptional property. Timber-clad and full of character, it comprises a versatile studio space with office, kitchenette, and shower room. Double doors open onto a charming, decked terrace, bordered by hedging—perfect for alfresco dining or quiet relaxation.

OUTSIDE

The plot extends to approximately one-third of an acre, offering a variety of beautifully designed outdoor spaces. A paved patio with raised planters leads up to the annexe, creating a seamless connection between house and garden. To the right, a formal garden features an artificial lawn, gravelled paths, raised planted borders, and a stylish greenhouse. The remaining garden is rich in colour and texture, with established shrubs, wildflowers, a variety of trees, and a feature pond. A generous timber shed provides ample garden storage. The garage is located just a short walk away, with off-street parking in front.

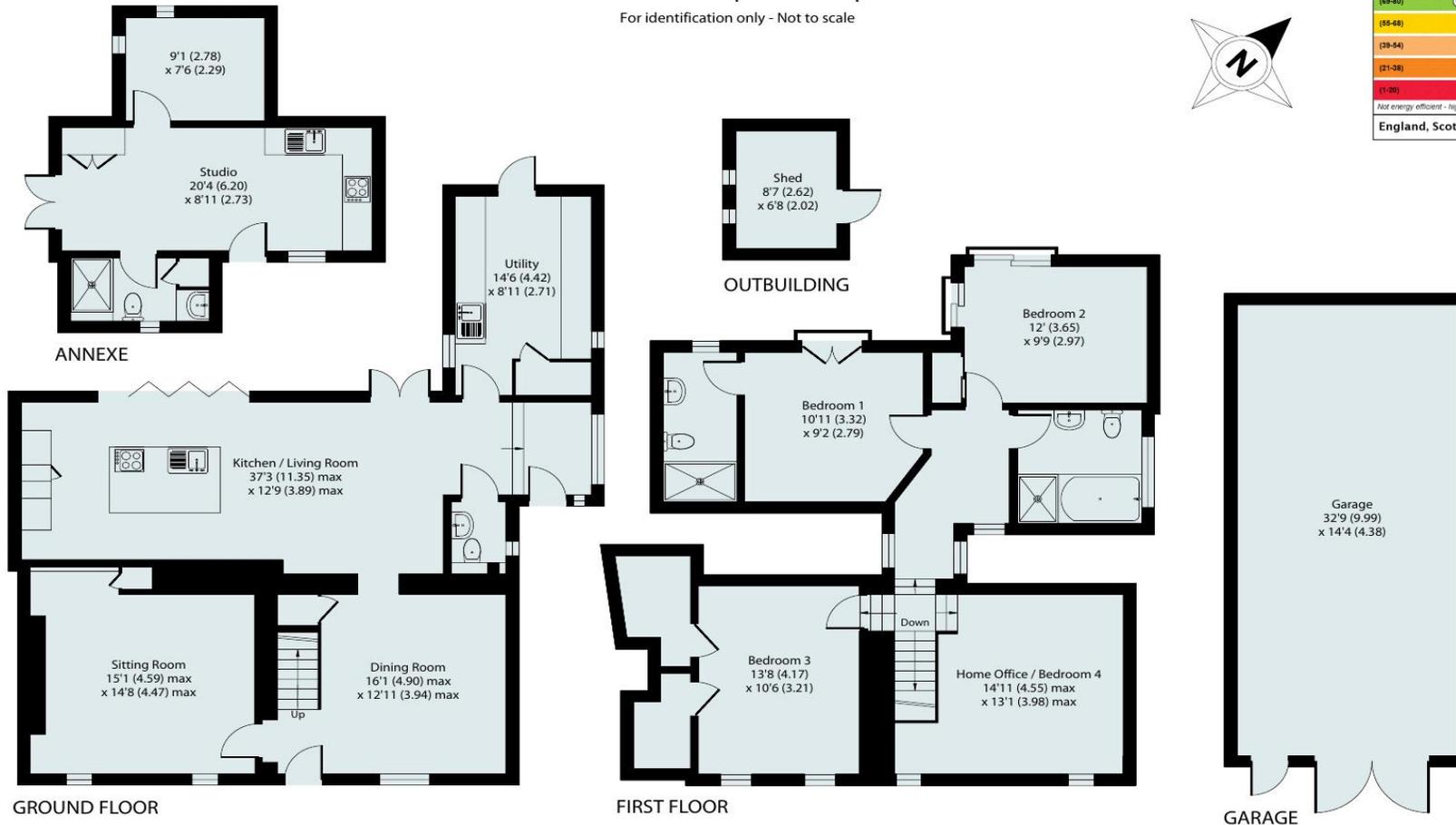


Approximate Area = 1910 sq ft / 177.4 sq m
 Annexe = 301 sq ft / 27.9 sq m
 Outbuilding = 57 sq ft / 5.3 sq m
 Garage = 471 sq ft / 43.8 sq m
 Total = 2739 sq ft / 254.5 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 67 | 68 |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tax Band D. Freehold.

VIEWINGS

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

DIRECTIONS

Turn off the Modbury/ Kingsbridge A379 road about one and a half miles out of Modbury at Harraton Cross. Follow the signs to Bigbury. Follow this road for about two miles and at St Ann's Chapel, turn right at the crossroads by The Pickwick Inn signposted to Ringmore. After about a mile you will reach the village of Ringmore. On entering the village follow the main road to the left. Continue on the road passing through the village, past the telephone box. The property can be found a short distance on the right hand side.



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.

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