

# 2 ORCHARD COTTAGES ST ANNS CHAPEL



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



## 2 ORCHARD COTTAGES

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This beautifully designed home enjoys a superb rural setting with far-reaching views towards the sea, thoughtfully arranged to make the most of its outstanding surroundings. The accommodation is both generous and well planned, offering modern living in a highly desirable location just a short drive from the coast and glorious sandy beaches.

The front door opens into a welcoming, spacious hallway with a convenient ground floor WC and stairs rising to the first floor. The heart of the home is the exceptional open-plan kitchen, lounge and dining area — a bright and sociable space enhanced by bi-fold doors that open directly onto the private rear garden, seamlessly blending indoor and outdoor living. The kitchen has been carefully designed and will feature a contemporary range of sleek, handle-less units with integrated appliances.

Upstairs, the first floor continues the sense of space, offering three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while a stylish family bathroom serves the remaining bedrooms.

Externally, the property enjoys an enclosed rear garden, ideal for relaxing or entertaining, along with parking for two vehicles. EV charging point in the back garden with easy access to the parking spaces. The home further benefits from modern, energy-efficient features including underfloor heating to the ground floor and an air source heat pump. Residents can also enjoy access to nearby allotments and an orchard, enhancing the rural lifestyle on offer.

St Ann's Chapel is a small, peaceful rural hamlet set within the rolling South Hams countryside of Devon, offering a tranquil village lifestyle surrounded by farmland and open landscapes. Located just a short drive from the vibrant coastal town of Kingsbridge, the area enjoys excellent access to everyday amenities while retaining a strong sense of community and countryside charm. The stunning South Devon coastline, with its sandy beaches, scenic estuaries and coastal walks, is close at hand, making the area ideal for those who enjoy outdoor pursuits. With quiet country lanes, nearby villages and easy connections to Dartmouth, Salcombe and Totnes, St Ann's Chapel provides an appealing balance of rural living and coastal convenience.





# PROPERTY DETAILS

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## Property Address

2 Orchard Cottages, St. Anns Chapel, Kingsbridge, Devon, TQ7 4HQ

## Mileages

Plymouth 17 miles, Modbury 5 miles, Kingsbridge 10 miles, Bigbury on Sea 3 miles  
(distances approximate)

## Services

Mains electricity, water & drainage. Air source heat pump heating system.

## EPC Rating

Current: B, Potential: A

## Council Tax Band

D

## Tenure

Freehold

## Authority

South Hams District Council

## Key Features

- Open-plan kitchen/lounge/dining room with bi-fold doors
- Three bedrooms, including a master with en-suite
- Sea and countryside views
- Underfloor heating to the ground floor
- Air source heat pump heating
- Enclosed rear garden

## 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 our Modbury office, continue on the A379 towards Kingsbridge. After approximately 1.5 miles turn right at Harraton Cross, sign posted Bigbury. Continue on this road for approximately 2 miles and on reaching the centre of the village, the site can be found on the right hand side.

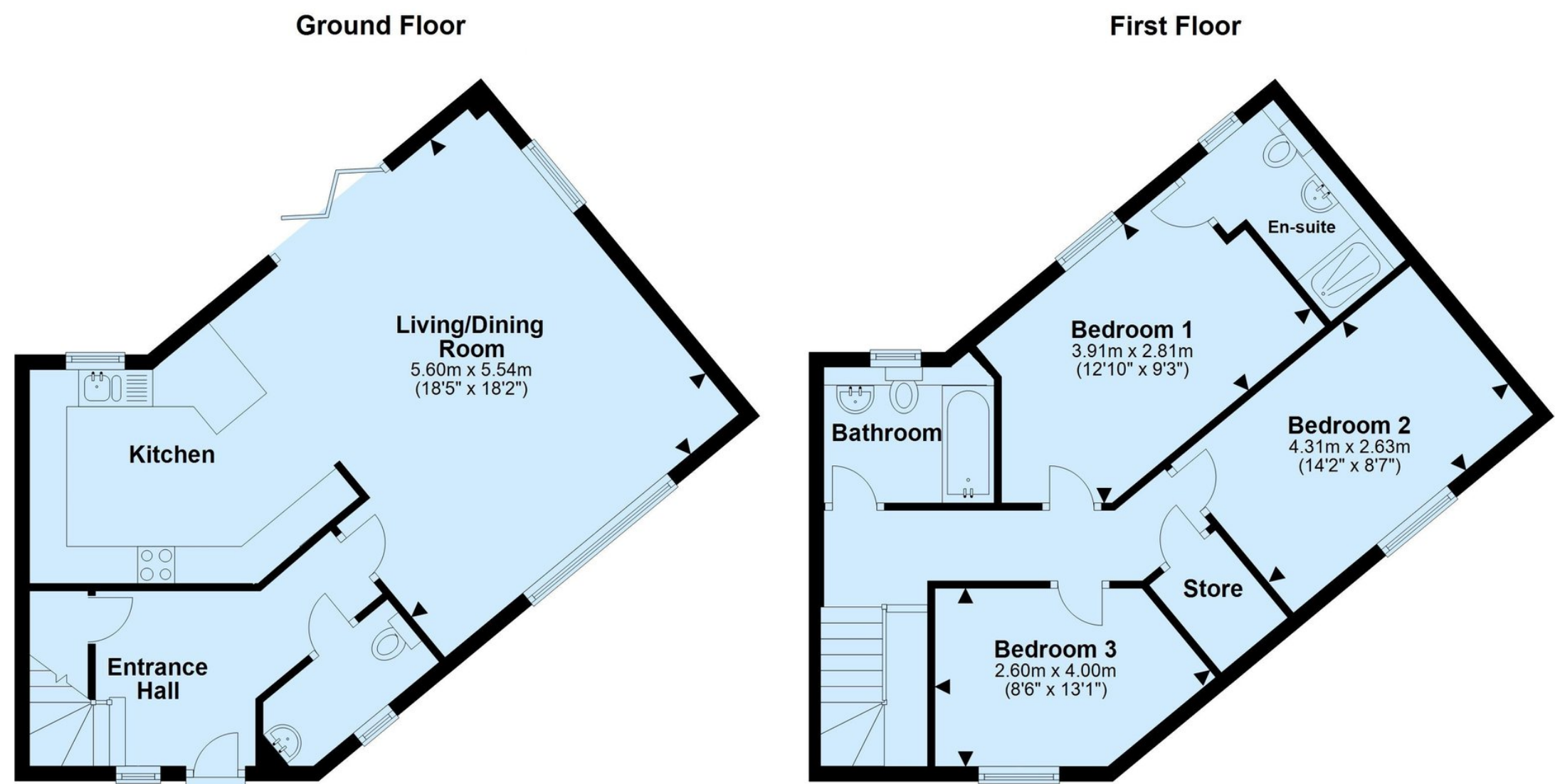
## Viewing

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





# FLOOR PLAN



Gross Internal Area: 104.16 sq. metres (1,121.07 sq. feet)

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