

Cross Park, Ringmore, Kingsbridge, Devon





A wonderful home in the heart of the popular village of Ringmore with **great potential to develop** or extend.

Summary of accommodation

Cross Park

Ground Floor: Lobby | Sitting room | Dining room | Sun room | Kitchen | Utility

First Floor: Landing/study area | Two bedrooms | Bathroom

Annexe

Ground Floor: Hall | Sitting room | Dining room/study | Kitchen | Two bedrooms | Bathroom

Outbuildings

Two garages | Garden store

In all about 0.48 acres

Distances

Bigbury-on-Sea 3 miles, Aveton Gifford 3½ miles, Modbury 4½ miles, Ivybridge 9.7 miles

Kingsbridge 10.1 miles, Plymouth 16½ miles, Exeter 41 miles

(All distances and times are approximate)



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Local walks



Ringmore village



Situation

One of the most sought-after waterfront locations in the UK with a wonderful temperate climate and golden beaches; the South Hams is the perfect setting for this fantastic home.

Ringmore itself is a quintessential South Hams village, noted for its many thatched cottages, 13th century church and Journey's End pub with a hugely popular restaurant. It is just half a mile from the sea at Ayrmer Cove whilst Bigbury-on-Sea, a delightful coastal village famous for its excellent beaches and Burgh Island Hotel, is just over the headland. The community is vibrant with a village hall and active WI. There are many schools which are easily accessible including the highly regarded Thurelstone primary school and Kingsbridge Community College. Excellent primary schools are also located at Modbury and Aveton Gifford. Kingsbridge also has excellent local amenities including independent shops, supermarkets and a range of good eateries including Wild Artichoke, The Old Bakery and Twenty Seven by Jamie Rogers. St. Anns Chapel also has a very well stocked local shop.

The south coast of Devon has wonderful sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dinghy sailing, water sports and boating.



There are a number of glorious walks in the area along the South West Coastal Path and along the banks of the River Avon. Bantham also offers a magnificent sandy beach, reputed to be one of the best surfing beaches on the south Devon coast. There are numerous golf courses in the area including Bigbury Golf Club and the spectacular 18 hole links golf course at Thurlestone.

Ringmore has excellent communication links with the A38 to the north, at Wrangaton, providing dual carriageway access to both Plymouth and Exeter and links to the M5 motorway. There are rail services from Plymouth, Totnes, Ivybridge and Exeter to London Paddington.

The property

Cross Park is a fabulous home in the heart of the popular village of Ringmore. The house sits neatly in its deceptively large plot whilst also benefiting from plenty of off street parking and two separate garages. The property has excellent reception space making it ideal for entertaining. This includes a country kitchen with an AGA. There is also a delightful sitting room with a log burner overlooking the quiet and wonderful south-facing garden. The bedroom accommodation is incredibly versatile. From the top floor there are superb views out to sea towards Burgh Island. This floor includes two bedrooms including the principal suite.





Also included with the property is a two bedroom annexe which could easily be closed off to form independent accommodation or it could easily be used as part of the main house. Whilst the property may require some modifications it has huge potential to either modernise and extend or to knock down and build a wonderful contemporary property.

Services

Mains electricity, water and drainage.

Viewing

Viewing is strictly by prior appointment with Knight Frank LLP.



Directions (TQ7 4HW)

From Kingsbridge, take the A379 towards Plymouth. Proceed past Aveton Gifford and after a further 2 miles or so, turn left at Harraton Cross. Follow this road into St Anns Chapel and take the turning to the right, signed Ringmore. On entering the village you pass the church on your right-hand side. Continue on the road towards Challaborough and Cross Park is on the bend. Take the left down the lane and parking is found on your right-hand side.

Property information

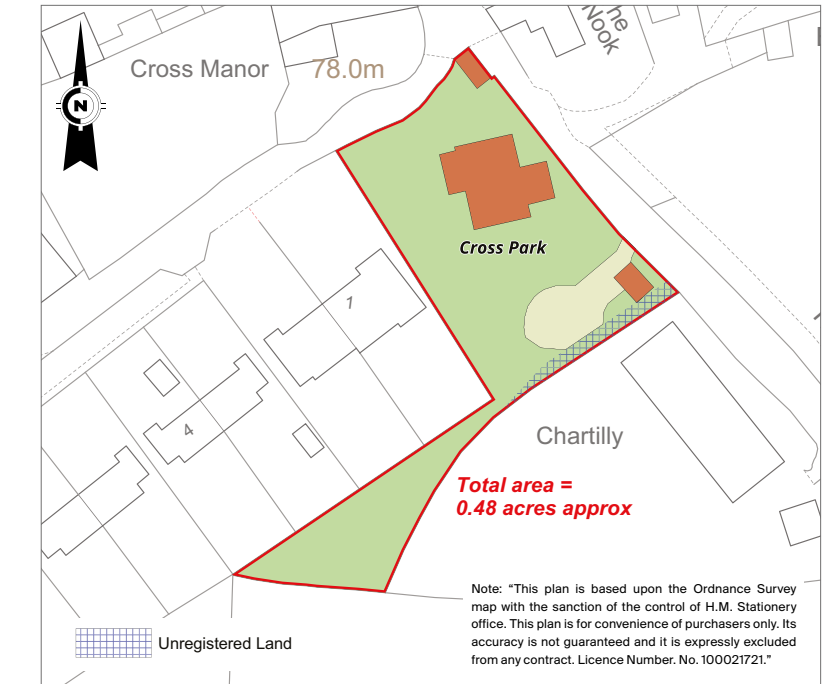
Tenure: Freehold

Local Authority: South Hams District. Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234

Council Tax: Band E

EPC Ratings: Cross Park – E, Annexe – E

Offers in Excess of £750,000

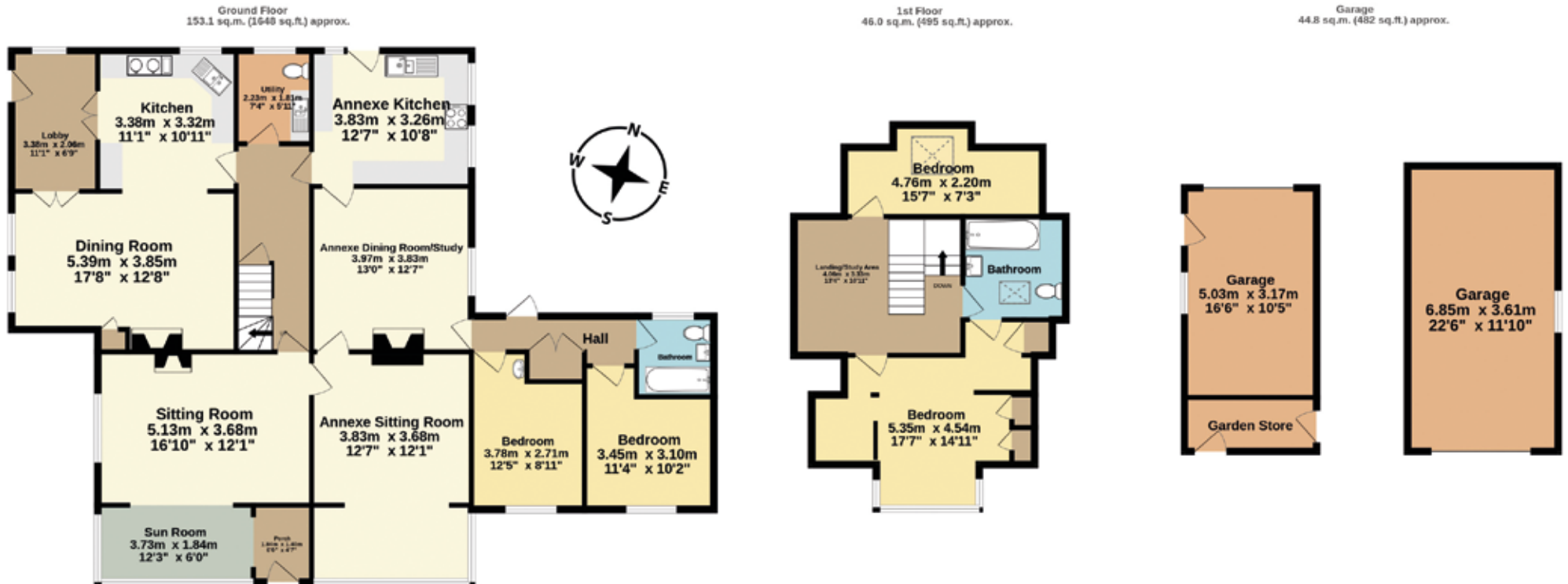


Approximate Gross Internal Floor Area

243.9 sq m (2626 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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