



Cross Park





# Cross Park

Ringmore, Kingsbridge, TQ7 4HW

Bigbury-on-Sea 3 Miles. Modbury 5 Miles. Plymouth 17 Miles.

A fabulous detached property, that has vast potential to renovate/improve or remodel positioned within a generous plot. The current accommodation is incredibly flexible with four bedrooms, four reception rooms and two bathrooms. Enjoying glorious views over the village and, towards sea and Burgh Island from the first floor. Benefitting from ample parking and two detached garages/workshop as well as well-established gardens.

- Detached Property
- Spacious & Highly Flexible Accommodation
- Village Location Close To The Sea
- Huge Potential To Extend/Modernise
- Generous Gardens
- Driveway Parking
- Two Detached Garages/Workshop
- No Onward Chain
- Freehold
- Council Tax Band E

Guide Price £700,000

## SITUATION

Ringmore is a small, attractive, peaceful village that is situated at the head of a picturesque valley with fine views to Bigbury Bay and Ayrmer Cove, with its secluded beach and dramatic coastline. The village has a very popular 13th century pub, The Journey's End Inn, a local church and a thriving WI and Village Hall which host a range of community clubs and events. Other villages close-by: St Ann's Chapel where there is a most useful well stocked general store and Post Office. Bigbury-on-Sea, a delightful coastal village famous for its excellent beaches and popular with surfers, the Discovery Surf School provide classes and a children's surf club. Joined by causeway to the iconic Burgh Island with its famous Art Deco hotel and The Pilchard Inn.

The Georgian town of Modbury is around 5 miles away and has a range of independent shops, cafes, galleries along with two pubs, a church and a gym. 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 Thurlstone. Dartmoor National Park to the north provides magnificent countryside for walking, cycling, horse riding and wild camping. There are many schools that are easily reached including the highly regarded primary schools at Thurlstone, Modbury, Kingsbridge and Aveton Gifford along with secondary schools at Kingsbridge, Ivybridge as well as the Stover School and Plymouth's private schools. Kingsbridge is some 8 miles to the South and offers an excellent and varied range of independent shops, pubs, restaurants, services and facilities including a leisure centre, gym and swimming pool along with two supermarkets. Totnes has a mainline train station, along with Plymouth, Ivybridge and Exeter providing easy access into London. The A38 at Wrangaton, provides access to both Plymouth and Exeter and links to the M5 motorway.





## DESCRIPTION

Cross Park presents a fabulous opportunity, set within a highly desirable South Hams location enjoying beautiful village, countryside and sea views towards Burgh Island. Positioned well in its generous plot of around half an acre the property benefits from having ample parking as well as two detached garages/workshop. This property really does have so much to offer, with great versatility, a flexible layout, lots of natural light and whilst requiring modernisation it has vast unrealized potential to be a stunning family home or could be suitable for multi-generational living or as a second home. The property has vast potential that could either be transformed into an ambitious 'Grand Design' or simply tailored to meet personal needs and tastes an ideal blank canvas in an idyllic location.

## ACCOMMODATION

The accommodation is incredibly flexible, with excellent privacy, natural light and delightful views. The interior is incredibly spacious, however as the property sits within a generous plot it would naturally allow ample scope to extend should one require, subject to the usual planning consents.

The property has many features and has the advantage of beautifully high ceilings. Currently the accommodation comprises; a sitting room enjoying south facing views over the garden, wood floors, feature fireplace housing a wood burning stove. Living room overlooking the garden, a further reception room with feature brick fireplace. Door to the inner hallway, with useful airing cupboard, door to the garden, access to the loft and access to two double bedrooms and a family bathroom complete with panel bath with electric shower over, wash hand basin and WC, part tiled. Kitchen/utility room with a range of wall and base units and spaces for appliances (this side of the property could form an annexe, if desired and could be ideal for multi-generational living or a dependant relative). Main kitchen with oil-fired Aga, range of wall and base units, integrated fridge and open to the large dining room with wood floor, feature fireplace, inset shelves and cupboard. Cloakroom/WC, with space and plumbing for a washing machine, Grant oil-fired boiler.

Stairs lead up to the first floor and open onto a spacious landing with ample space for a study area. There are two bedrooms, the master bedroom has a super box bay window that really makes the most of the far-reaching views, in one direction there are vistas over the village, across the countryside towards Bigbury whilst in the other direction towards the sea and Burgh Island. This bedroom has the advantage of an en-suite bathroom complete with bath with shower over, WC and wash hand basin.

## OUTSIDE

The grounds at Cross Park are a really good size, with established gardens, large lawn, mature beds and borders planted with a range of trees and shrubs. The large patio is ideal for alfresco dining, partly covered by a Wisteria covered pergola. Summerhouse. Shed.

In addition the property has a gravel driveway circled around a mature olive tree, that provides ample driveway parking. To one side of the property there is a detached garage. On the lane side is an additional garage, currently used as a workshop, log store.

## SERVICES

Mains water, drainage and electric. Oil-fired central heating.

Superfast broadband is available in this location along with all major network providers (Ofcom).

## TENURE

Freehold.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.

## DIRECTIONS

From Kingsbridge, take the A379 towards Plymouth. At Harraton Cross turn left. Follow this road into St Anns Chapel and take the right hand turning to Ringmore. Follow this road into the village and continue on the road towards Challaborough and Cross Park is on the bend.

## VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>47</b>	<b>47</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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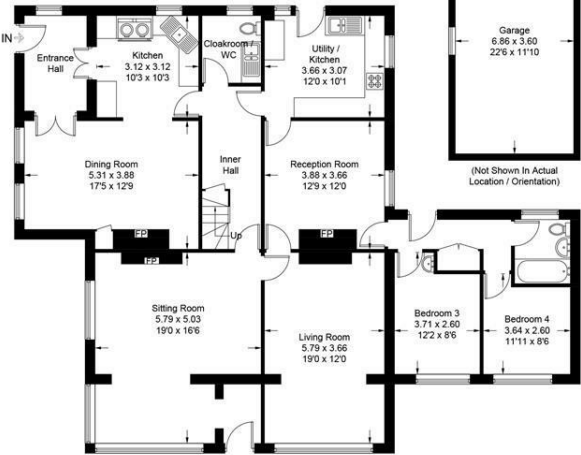
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Approximate Gross Internal Area = 243.8 sq m / 2624 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1142858)



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