



1 Sunnydale







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Beesands, Kingsbridge, , TQ7 2EJ

Kingsbridge 7 miles, Dartmouth 11 miles, Salcombe 12 miles.

An exciting opportunity to purchase an end of terrace beachfront property in a secluded location in the highly sought after village of Beesands

- Superb setting at the far end of Beesands beach, approximately 200 yards from the water's edge
- Extensively refurbished by the current owners
- Panoramic sea views towards Widdicombe Ley and Start Point Lighthouse
- Versatile accommodation over three floors with two principal double bedrooms and two additional attic rooms used as bedrooms
- Modern kitchen/dining room with integrated appliances
- Lawned garden with patio plus an additional seating area overlooking the beach
- Freehold Sale
- Genrous sitting room with south facing views over the garden
- Large detached double garage with scope for alternative use, subject to planning
- Council Tax band C

Guide Price £600,000

Stags Kingsbridge

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SITUATION

The property sits in a private position to the east of the village of Beesands, within the South Hams Area of Outstanding Natural Beauty. Once a thriving fishing community, Beesands retains much of its traditional character, with former fishermen's cottages straggling along the lane beside a mile-long shingle beach. Today, leisure fishing from the beach is a familiar sight, and the village also enjoys a freshwater lake and bird sanctuary, all set amid rolling countryside on the South West Coast Path. The popular Cricket Inn offers locally produced food and a welcoming atmosphere, with Britannia at the Beach renowned for its seafood. The nearby market town of Kingsbridge provides an excellent selection of shops and restaurants, as does the historic naval town of Dartmouth.

DESCRIPTION

Just 200 yards from the water's edge and moments from the South West Coast Path, 1 Sunnysdale has been extensively renovated by the current owners, including a new heating system, rewiring, plumbing, kitchen and decoration. A particular advantage—and part of the property's charm—is its peaceful setting at the far end of the beach, reached via a track that passes the top of the shoreline. Unlike many beachfront homes, this location remains notably quiet even at the height of the holiday season.

ACCOMMODATION

Arranged over three floors, the accommodation on the ground floor comprises a generous sitting room with dual-aspect windows, a feature open fireplace, built-in storage cupboard and French doors opening to the patio and garden to the East. The modern fitted kitchen/dining room enjoys abundant natural light and includes integrated appliances and a superb stone open fireplace.

The first floor provides two double bedrooms, a family bathroom and a separate WC. The principal bedroom, positioned to the front, benefits from exceptional panoramic sea views towards the headland, Widdicombe Ley and Start Point Lighthouse, together with a private WC. The second double bedroom also enjoys views over the sea and Widdicombe Ley. The family bathroom comprises a bath with shower over and glass screen, vanity hand basin, heated towel rail and WC.

On the second floor there are two further attic rooms, each with Velux windows and built-in storage. The current owners use these as extra bedrooms. Additional eaves storage is accessed from the second-floor landing.





GARDENS AND GROUNDS

To the front, a generous lawned garden captures sun and enjoys far-reaching views across the beach to the sea beyond. A patio, accessed from the sitting room or via a side gate from the track, provides an ideal space for al fresco dining in the summer months. There is an additional seating area beyond the garden overlooking the beach, perfect for the evening sun. To the side of the property is a heated outdoor shower, perfect after a swim or a walk on the shore. Parking is available.

OUTBUILDING

The detached double garage is larger than most and well suited to storing boats and watersports equipment. It is connected to all services and offers significant potential for additional accommodation or alternative uses, subject to the necessary planning permissions.

SERVICES

Mains electric, water, LPG bottles for the gas hob, private septic tank drainage shared between 2 & 3 Sunnyside and located at the bottom of the garden. Electric pencil boiler providing a wet central heating system. According to Ofcom good mobile coverage and up to standard broadband is available at this property.

TENURE

Freehold sale

LOCAL AUTHORITY

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

DIRECTIONS

Proceed down the hill into Beesands. Turn left by the car park and children's play area and continue along the tarmac road which runs parallel with the coastline. Continue to the end of this road and proceed down and onto the top of the beach. Continue for a further 0.5 miles or so and the property will be found at the end as is the first property on the left hand side. Please note, 4x4 vehicles are preferred, but not essential to gain access to the property. If in doubt, please call the office. What3words location is [///guesswork.thinker.marine](https://www.what3words.com/?q=///guesswork.thinker.marine)

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge office.



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) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



