











## The Coach House

Easton, Bigbury. TQ7 4AN

A rare opportunity to acquire a delightful detached former coach house nestled within the quiet hamlet of Easton. The Coach House stands of stone built elevations under a peg tiled roof and retains many charming original features throughout. The large living room has a wood burning stove set on a flagstone hearth and all the rooms have wide stone window sills. The accommodation is well laid out and provides the opportunity for updating if desired.

A semi detached former Tithe barn has been converted to provide two self contained holiday lets, one of which has a pretty courtyard garden, the other it's own private seating area. Both have use of the games room and laundry. Affectionately referred to as the "Carbunkle" is a super detached open fronted three bay car port and boat store with a wonderfully light and spacious open plan studio room above, with its vaulted oak beams and a separate shower room. There is also a large detached workshop with power and light connected.

The well established gardens provide endless areas to explore and enjoy, from a large open lawn to cottage gardens with walled borders and a small orchard.

Local amenities include the popular Oyster Shack known for its exquisite local produce. At St Ann's Chapel you will find Holywell Stores & Post Office which is open 7 days a week providing all your daily grocery needs, public house and restaurant. A high quality 18 hole golf course can be found at Bigbury on Sea overlooking the stunning coastline. Approximately one mile away is Bigbury-on-Sea which is a very desirable coastal village in an Area of Outstanding Natural Beauty. Famous for its magnificent sandy beaches and glorious views over Burgh Island with the renowned Art Deco hotel and the historic Pilchard Inn. With its beautiful golden sands, shallow water for paddling, rock pools for exploring and watersports it is a very popular holiday resort for families.

Detached former Coach House with two successful holiday lets, detached four bay garage, boat storage and ancillary accommodation surrounded by mature gardens and nearby footpaths.

- **Four Bedrooms**
- **Separate Holiday Lets**
- **Mature Gardens**
- **Further Ancillary Accommodation**
- **Three Bay Carport**
- **Workshop**
- **Healthy Income Generated**
- **Games Room**
- **Short Drive to Nearby Beaches**
- **Countryside Location**



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**The Coach House, Easton, Nr Bigbury, TQ7 4AN**

Approximate Gross Internal Floor Area = 156.4 sq m / 1684 sq ft  
 Studio/Store Area = 68.0 sq m / 733 sq ft  
 Outbuilding Area = 39.8 sq m / 429 sq ft  
 Total Area = 264.3 sq m / 2845 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

**SERVICES**

Mains water and electricity. Private drainage (Shared with 2 other properties) Separate private drainage system for the two holiday lets. Oil fired central heating in the Coach House, as well as night storage heaters. The barns and the studio have night storage heaters.

**COUNCIL TAX**

The property is in Council Tax Band E.

**TENURE**

Freehold.

**LOCAL AUTHORITY**

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

**VIEWINGS**

Viewing strictly by appointment with Luscombe Maye 01548 830831.

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