



Luscombe Maye

Since 1873

# Easton, Nr Bigbury, TQ7 4AN

Guide Price £390,000

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## DESCRIPTION

Set in a rural location on the outskirts of the coastal village of Bigbury, Jubilee House is a spacious three bedroom mid-terrace property with a generous lawned garden of nearly 0.2 acres and ample parking.

The front door is approached via a shared courtyard with a range of mature trees and shrubs, upon entering the property is the entrance hall with space for shoes and coats, access to the downstairs cloakroom and flagstone flooring. The kitchen is spacious with a range of fitted units, integrated appliances and French doors to the rear garden. Also on the ground floor is the large living room with a fireplace, alcove shelving, sash window and a range of character features.

The first floor offers two spacious double bedrooms both enjoying countryside views. Both double rooms have ensuite bathrooms/shower rooms and an abundance of natural light.

On the second floor is the impressive master bedroom, a large double bedroom with two Velux windows and large dormer window framing outstanding far-reaching countryside views. This bedroom has access to the eaves and an ensuite bathroom.

Outside, Jubilee House has a generous garden stretching to just under 0.2 acres to the rear with an initial courtyard area accessed via the living room providing the ideal spot to have outside furniture. The garden is sloping with a summerhouse at the top where far-reaching views toward Bigbury can be enjoyed throughout the year. At the top of the garden is a five-bar gate providing access via the top of the rear garden. The property also has the benefit of a single garage and two allocated parking spaces..

## SITUATION

Bigbury is a charming village located 1.5 miles inland in the South Hams area of South Devon. The beautiful parish church of St Lawrence was extensively rebuilt in 1872 but parts are believed to date back to the 14th century. Local amenities include the popular



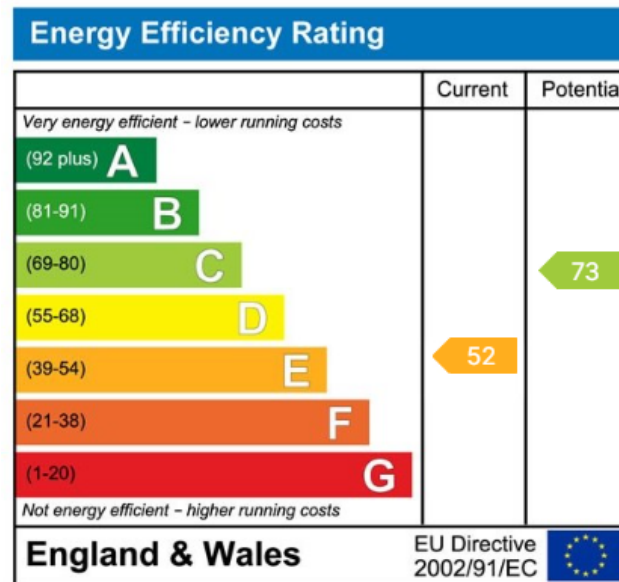
Jubilee House, Bigbury, TQ7 4AN

Approximate Gross Internal Floor Area = 116.1 sq m / 1272 sq ft  
 Garage Area = 12.4 sq m / 134 sq ft  
 Total Area = 130.5 sq m / 1406 sq ft



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

- Three Double Bedrooms with • Single Garage Ensuites
- Two Allocated Parking Spaces
- Character Features Throughout
- Quiet Rural Location
- Surrounding By Countryside Walks
- Large Enclosed Garden
- Short Drive to Bigbury Beach
- Nearby Shop and Pub
- No Onward Chain Walks



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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