



Luscombe Maye
Since 1873

Clematon Hill, Bigbury On Sea

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DESCRIPTION

Hingston Haven presents an exceptional opportunity to acquire a semi detached bungalow in one of the most sought after coastal locations in Bigbury-on-Sea. Situated on the edge of the village, the property boasts outstanding, uninterrupted views across Bantham Beach, the surrounding countryside and the expansive sea beyond. To the front, the outlook stretches over National Trust land and open fields, creating a tranquil and scenic setting rarely matched.

The bungalow occupies a generous plot and enjoys a particularly rare feature: shared private steps that lead directly from the property down to the beach, a unique asset very few properties in the area can offer. The home itself comprises two double bedrooms, an attic room, a living room, a kitchen, a sunroom and a bathroom. Whilst the bungalow is comfortable and ready for immediate occupancy, the property would benefit from modernisation and general improvement, offering a blank canvas for new owners to create a coastal retreat. There is extensive land to the side currently planted with shrubs, which could be repurposed subject to necessary planning.

The property also features a separate studio chalet complete with shower cubicle, WC and kitchenette area adding to its charm and versatility. This detached unit is ideal for visiting guests, home office space, or creative studio. It could be repurposed for holiday rental use subject to any necessary planning consents. Outside, Hingston Haven includes ample parking for three vehicles, a garage, additional shed storage, a large side garden and a terraced garden towards the sea that offers spectacular views at every level.

The bungalow provides an exciting opportunity to purchase a property in an exclusive location.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye, Modbury
01548 830831 modbury@luscombemaye.com



Hingston Haven, Clematton Hill, Bigbury on Sea, TQ7 4BJ

Approximate Gross Internal Floor Area = 136.3 sq m / 1468 sq ft
 Garage Area = 22.5 sq m / 243 sq ft
 Outbuilding Area = 10.3 sq m / 111 sq ft
 Total Area = 169.1 sq m / 1822 sq ft



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

- Steps leading down to the beach
- Outstanding views over Bantham Beach
- Breath-taking coastal location
- Generous plot
- Surrounded by coastal walks
- Naturally light and bright throughout
- Sought-after exclusive location
- Modernisation required
- No onward chain
- Ample driveway parking

