

THE LOOKOUT

BIGBURY ON SEA



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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The Lookout **Bigbury on Sea | Devon | TQ7 4AZ**

Mileages

Plymouth - 18 miles | Modbury - 4 miles

Kingsbridge - 9 miles

(All mileages are approximate)

Accommodation

Ground Floor

Four bedrooms, including two en-suites, family bathroom, and an integral garage.

First Floor

Principal bedroom suite, kitchen/dining room, sitting room, utility room, study, WC, and wrap-around balcony.

Outside

Landscaped gardens, paved seating area, and a private driveway providing ample parking.

Prime Waterfront & Country House

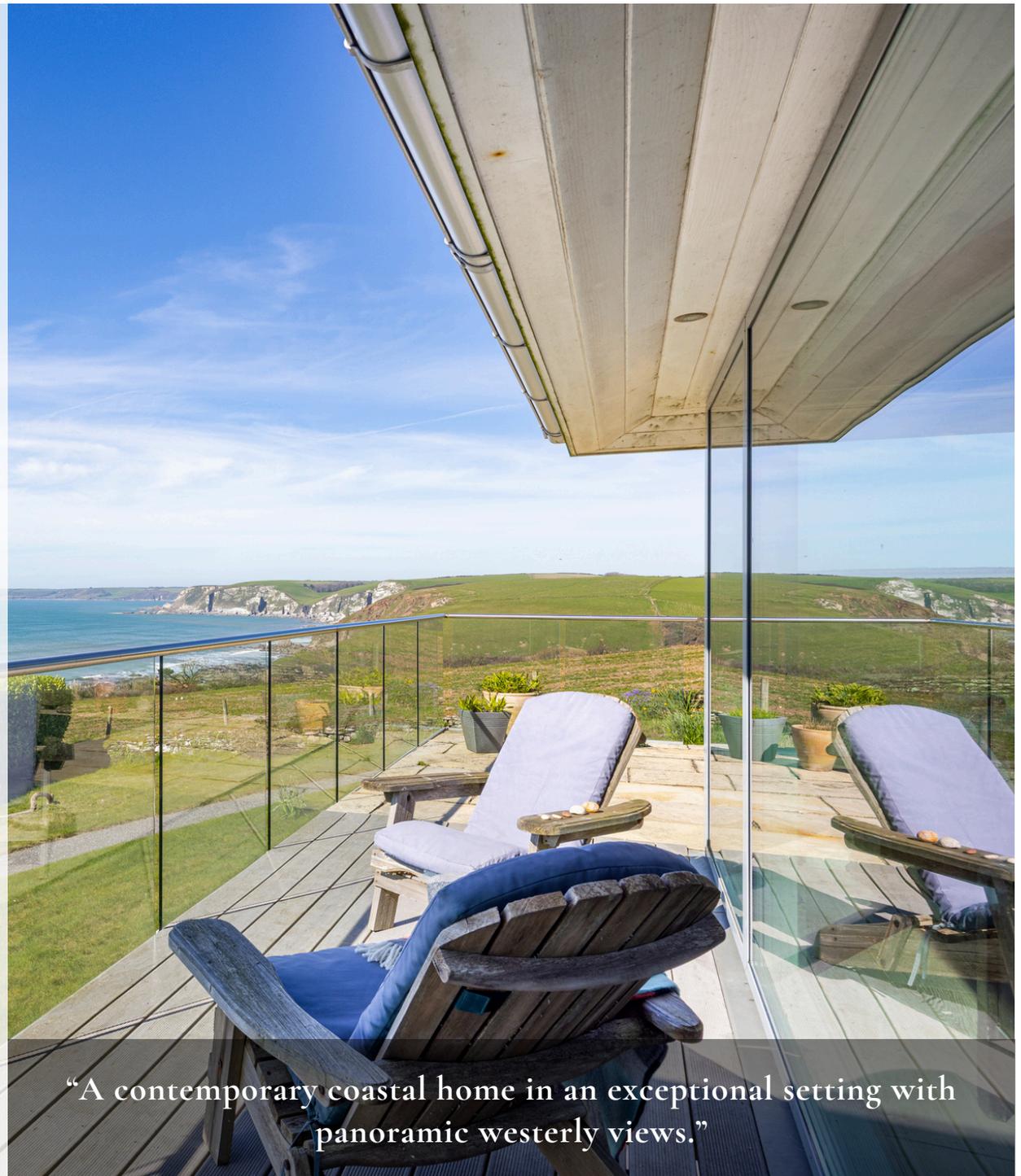
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94 Fore St, Kingsbridge, TQ7 1PP

Modbury Office

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4 Broad St, Modbury, PL21 0PS



“A contemporary coastal home in an exceptional setting with panoramic westerly views.”

DESCRIPTION

The Lookout is a striking contemporary coastal residence, commissioned and built by our clients, occupying a prime position in Bigbury-on-Sea with uninterrupted westerly views across the coastline, encompassing Burgh Island and the open sea beyond. The setting is exceptional, defined by expansive outlooks and dramatic sunsets.

ACCOMMODATION

Arranged over two floors with a reverse-level layout, the house ensures the principal rooms fully engage with the views. The first floor is dedicated to an impressive open-plan kitchen and reception space, where clean architectural lines and floor-to-ceiling glazing maximise natural light and frame the coastal panorama. Pocket doors provide discreet separation when required, allowing the living space to adapt seamlessly.

The principal bedroom suite is also on this level, forming a private retreat with dressing room, en suite and balcony, enjoying far-reaching views towards Bolt Tail, Hope Cove and Burgh Island. The ground floor accommodates four further bedrooms, offering flexibility for family living or guests, together with a study, utility room and integrated garage.

The entrance hall is large and imposing, creating a commanding sense of arrival, while underfloor heating throughout provides comfort and energy efficiency.

OUTSIDE

A sweeping driveway leads to the garage and provides ample parking. Gardens wrap around the property and are arranged to take full advantage of the westerly aspect, with terraces and a substantial first-floor balcony enhancing outdoor living and framing the coastal outlook.

LOCATION

Bigbury-on-Sea is one of South Devon's most desirable coastal villages, renowned for its sandy beaches, sailing opportunities and the iconic Burgh Island with its historic hotel. The village offers a selection of local amenities, including a pub, café and shop, while nearby Kingsbridge and Salcombe provide further shopping, dining and leisure options. The area is well connected by road to the A379 and offers easy access to the South Devon coastline and countryside.







Property Details

Services:	Mains electricity, water and sewage. Solar thermal and air source heat pump to underfloor heating.
EPC Rating:	Current: D (61) Potential: D (65)
Council Tax:	Band F
Tenure:	Freehold
Authority:	South Hams District Council

Key Features

- Contemporary reverse-level design maximising westerly coastal vistas
- Principal suite with dressing room, en suite and private balcony
- Open-plan kitchen and living area with extensive glazing
- Integrated garage
- Underfloor heating throughout
- Sweeping driveway with ample parking
- Gardens and terraces arranged to take full advantage of sunsets and coastal views

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

Leaving Modbury on the A379 towards Kingsbridge take a right hand turn after approximately 1.5 miles at Harraton Cross, sign posted Bigbury on Sea. Continue to follow the signs, passing through Bigbury village. Pass the golf club on the left and proceed down Folly Hill into Bigbury on Sea. On reaching Bigbury on Sea continue along Marine Drive, turn right onto Warren Road and the property is near the top on the left hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.
Tel: 01548 831163



APPROXIMATE AREA

GROUND FLOOR

81 m² (870 ft²)

FIRST FLOOR

129 m² (1388 ft²)

TOTAL

210 m² (2259 ft²)



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.




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