



Luscombe Maye

Since 1873

Glen Court, Bigbury, Nr Kingsbridge, TQ7 4AP

3 2 1



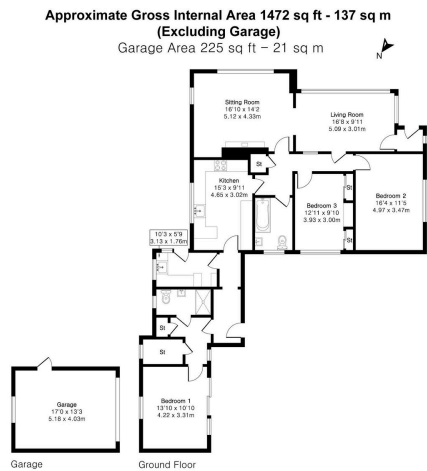
DESCRIPTION

Situated in the highly sought-after coastal village of Bigbury, Glen Court is a light, spacious and welcoming detached bungalow enjoying delightful views over the surrounding countryside, stretching towards the sea. Well presented throughout, the property offers nicely balanced accommodation with a warm and homely feel, perfectly suited for both full time living or a relaxing coastal retreat. At its heart lies a modern kitchen/breakfast room, designed for both practicality and informal dining, complemented by a useful utility/boot room—ideal after countryside or beach walks. The generous lounge provides a superb living space, complete with a charming wood burner and open plan access to the dining room. Both rooms are double aspect and flooded with natural light. There are three well proportioned double bedrooms, including an impressive principal bedroom with doors opening onto a decked terrace at the front—an ideal spot to enjoy the views. The main bedroom further benefits from an en-suite shower room and a walk-in wardrobe. Externally, Glen Court continues to impress with ample off road parking and attractive wrap around gardens, offering a variety of spaces to relax, entertain and enjoy the peaceful surroundings. A detached garage provides additional storage or parking, complete with an electric door to the front and a personal access door to the side.

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 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.





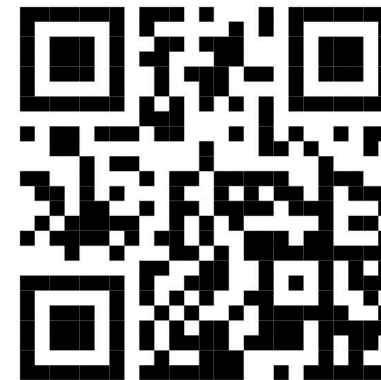
- Detached bungalow in a highly desirable coastal village
- Light and spacious accommodation throughout
- Separate utility/boot room
- Three well-proportioned double bedrooms
- Wrap-around gardens
- Far-reaching countryside views extending towards the sea
- Modern kitchen/breakfast room ideal for everyday living
- Generous open plan lounge/dining room with wood burner
- Principal bedroom with en-suite, walk-in wardrobe, and terrace access
- Ample off road parking and detached garage



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Use the QR code for further "Material Information" about this home



Modbury:
3 Church Street, Modbury, Ivybridge PL21 0QW
01548 830831
modbury@luscombemaye.com
www.luscombemaye.com

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.