



Luscombe Maye

Since 1873

Bigbury On Sea, TQ7

Guide Price £525,000

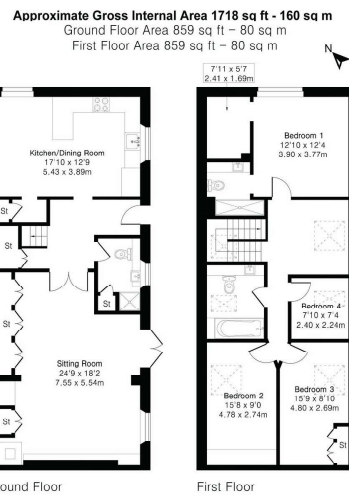
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- Spacious barn conversion (converted in 1996)
- Outstanding countryside and coastal views
- Four bedrooms with potential for a fifth
- Biomass boiler and immersion heater
- Excellent storage throughout
- Sought-after Bigbury-on-Sea location
- Private access/path to the beach
- Three generous double bedrooms
- Multiple parking spaces



Spacious barn conversion in sought-after Bigbury-on-Sea with stunning views and private beach access. Four bedrooms, spacious living, parking, and a peaceful coastal setting.



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 performance certificate (EPC)		
EPC Ref: 108-1111 EPC Ref: 108-1111 EPC Ref: 108-1111 EPC Ref: 108-1111	D	6 April 2026 Certificate number: 6316-247-2446-2026-1005
Property type	End terrace house	
Total floor area	160 square metres	

Rules on letting this property

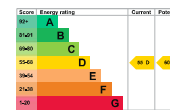
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/605428/landlord-guidance-on-letting-properties-with-an-energy-rating-of-e.pdf).

Energy rating and score

This property's energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 50

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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