

THE REST

BIGBURY ON SEA



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

The Rest | Ringmore Drive | Bigbury On Sea | Devon | TQ7 4AU

Occupying a generous plot within the highly desirable seaside village of Bigbury-on-Sea, The Rest presents a rare opportunity to acquire a coastal property with exceptional potential in one of South Devon's most sought-after locations.

Ideally situated just a short walk from a wide expanse of golden sandy beach and the iconic Burgh Island, the property enjoys delightful surroundings together with attractive coastal views and immediate access to some of the region's most spectacular scenery and the South West Coast Path.

The Rest now requires modernisation and refurbishment, offering purchasers an exciting opportunity to renovate and enhance the existing accommodation or redesign the property entirely to suit contemporary coastal living.

The property occupies a good-size plot, with the garden being a particular feature — generous in size and offering excellent privacy, along with a selection of useful outbuildings providing storage or further potential, subject to any necessary consents.

There is clear scope to extend or reconfigure the existing dwelling (subject to the necessary planning permissions), allowing buyers to create a substantial permanent residence, luxury coastal retreat, or high-quality holiday home.

With its enviable location and strong lifestyle appeal, the property represents a superb holiday home or investment opportunity within an area of consistently high demand.

Location

Bigbury-on-Sea is widely regarded as one of South Devon's premier coastal destinations, renowned for its sandy beaches, dramatic scenery, and relaxed maritime atmosphere. The coastline offers exceptional walking opportunities, panoramic sea views, and access to some of Devon's most unspoilt landscapes.

Nearby, the charming village of Ringmore sits within a picturesque valley overlooking Bigbury Bay, with access to the beautiful Ayrmer Cove via scenic countryside and cliff-top walks.

Everyday amenities are available at nearby St Ann's Chapel, while more comprehensive shopping, dining, and leisure facilities can be found in the popular market town of Kingsbridge and the vibrant waterfront city of Plymouth, both within easy reach.

Modbury Office

01548 831163 | modbury@marchandpetit.co.uk

4 Broad Street, Modbury, PL21 0PS



Property Details

Services:	Mains water, electricity, gas and drainage. Gas central heating.
EPC Rating:	Current - F Potential - E
Council Tax:	Band C
Tenure:	Freehold
Authority:	South Hams District Council

Key Features

- Detached coastal property requiring refurbishment
- Occupying a generous plot
- Garden a particular feature with outbuildings
- Short walk to sandy beach and Burgh Island
- Driveway parking
- Detached single garage
- Excellent scope to extend (subject to planning consent)
- Opportunity to modernise or redesign
- Superb holiday home or investment opportunity
- Highly sought-after South Devon coastal location

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.

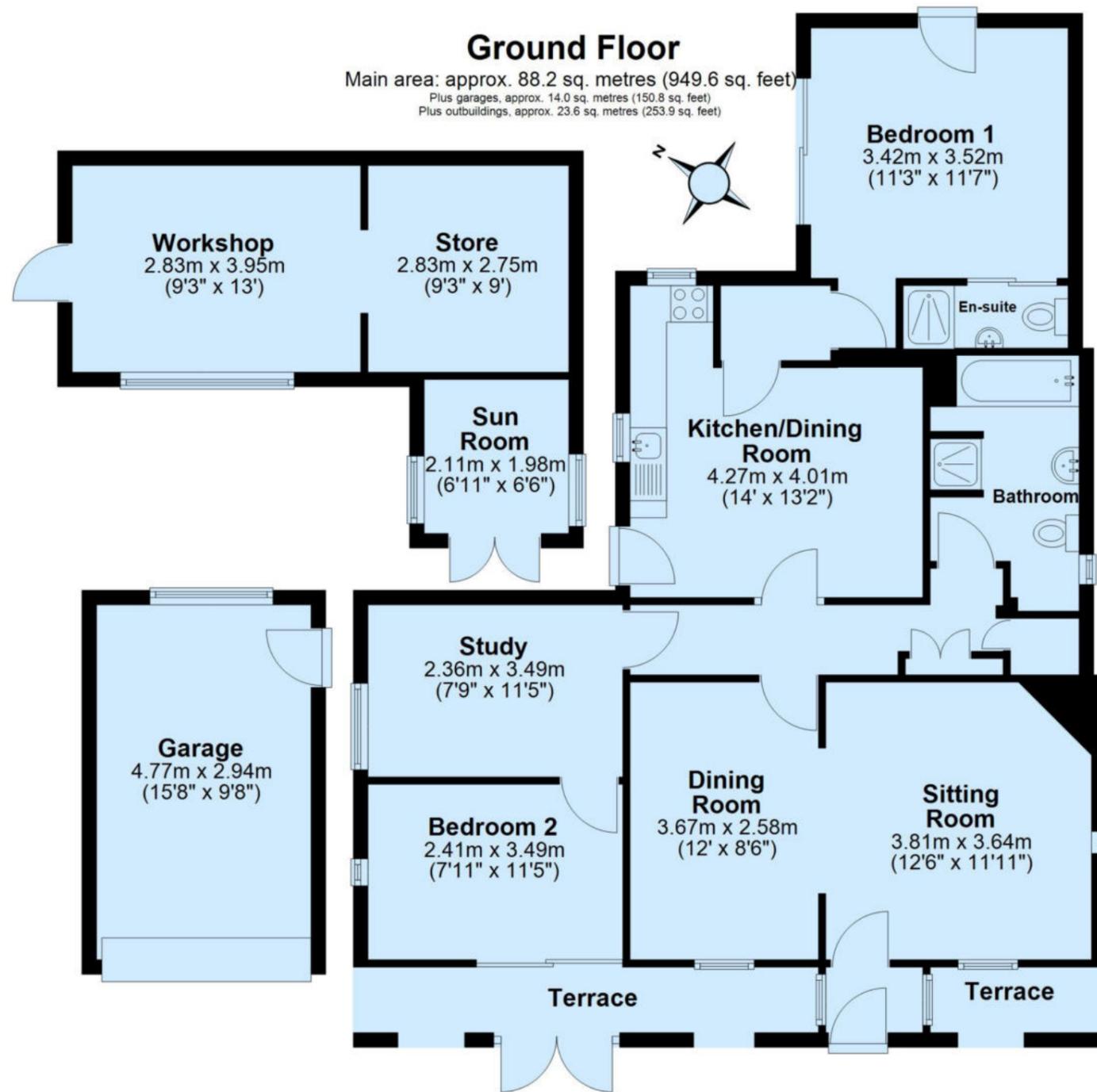
Directions

From Harraton Cross, follow the B3392 through St Ann's Chapel to Bigbury on-Sea. Continue down Folly Hill and, after the car park, follow the road uphill to the right. Take the first right into Ringmore Drive, and the property on the right.

Viewing

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





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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