

lukeboon.exp.uk.com
01752 295996
07810 601815 (WhatsApp)
luke.boon@exp.uk.com

Facebook - lukeboonestateagent
Instagram - @lukeboonestateagent
Youtube - @lukeboonestateagent

LUKE BOON

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exp UK
Personal Estate Agent



4 BEDROOMS



3 RECEPTION ROOM



1 BATHROOM



1792 SQ.FT



FREEHOLD

BLUE SHUTTERS PARKER ROAD BIGBURY-ON-SEA TQ7 4AT

£750,000 - £800,000

Occupying a superb 0.32-acre plot with outstanding coastal views. Located moments away from Bigbury Beach on the edge of the South Devon Coastline.



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Parker Road occupies an enviable position on the edge of Bigbury-on-Sea, just a short walk from the beach and some of South Devon's most spectacular coastal scenery.

Bigbury-on-Sea is one of the region's most sought-after coastal villages, renowned for its sandy beach, iconic Burgh Island and the historic Burgh Island Hotel. The village also benefits from a popular golf course and access to an array of coastal walks. Everyday amenities can be found in nearby St Ann's Chapel, approximately three miles away, where there is a local shop and public house.

The property is conveniently situated approximately 19 miles from Plymouth, 7 miles from Modbury and 9 miles from Kingsbridge. Other nearby coastal destinations include Challaborough, Hope Cove and Thurlstone, while the sailing centres of Salcombe and Dartmouth are also within easy reach.

Blue Shutters is an attractive detached family home, occupying a commanding position with panoramic coastal views and offering exceptional potential for modernisation and enhancement.

The property is entered via an entrance hall with a large storage cupboard, leading through to the main reception hall. From here, doors lead to the principal reception rooms and kitchen, whilst stairs rise to the first floor.

The sitting room and formal dining room are both generously proportioned and feature bay windows framing stunning views across the gardens, coastline and towards Hope Cove. Ideal for both everyday family living and entertaining, the sitting room also provides access to the sun room.

The spacious kitchen/breakfast room enjoys triple-aspect views over the gardens and surrounding coastline. Fitted with a traditional English Rose kitchen, the room incorporates an Aga, oil-fired boiler and ample space for a large dining table. French doors open directly onto the rear garden, creating an excellent connection between the indoor and outdoor living spaces.

On the first floor, the landing provides access to four bedrooms, the family bathroom and a separate WC.

The principal bedroom enjoys dual-aspect coastal views and direct access to a private balcony overlooking the water and surrounding countryside.

Bedrooms two and four also benefit from superb sea views, whilst bedroom three is a comfortable double room. The family bathroom is fitted with a panelled bath and separate shower enclosure.

Constructed during the 1930s, the property retains a wealth of period character and original features. While now requiring a programme of updating, it offers a rare opportunity to create a substantial coastal home in an exceptional setting. The property is offered to the market with no onward chain.

The property occupies a generous south-facing plot extending to approximately 0.32 acres.

The gardens are predominantly laid to lawn and enjoy an elevated position with far-reaching views across the coastline, open water and towards Hope Cove. The outdoor space provides excellent scope for entertaining, family enjoyment and further landscaping if desired.

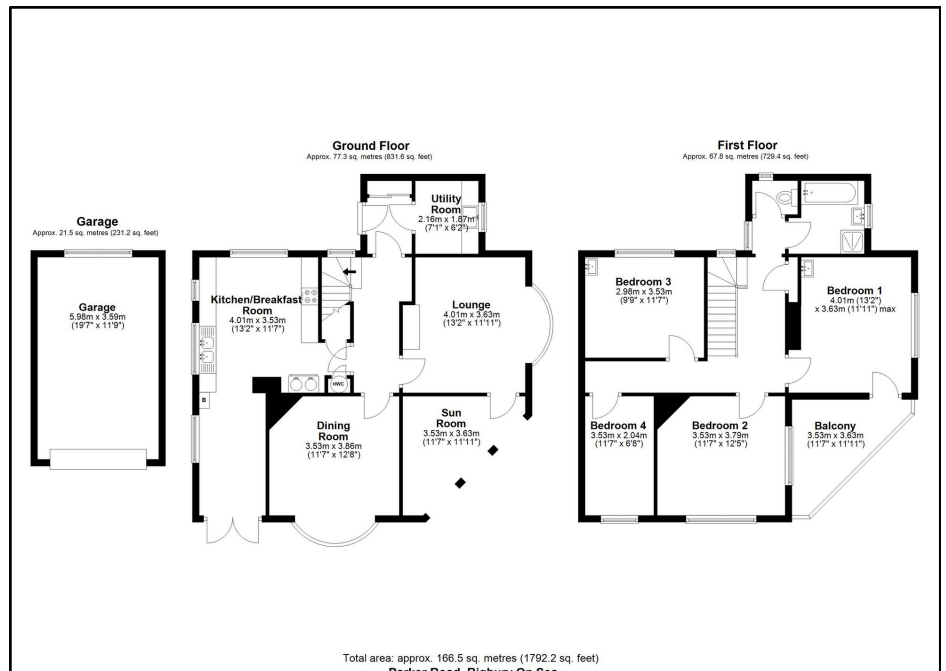
Accessed from both the sitting room and kitchen/breakfast room, the gardens create a seamless extension of the living accommodation.

The sun room overlooks the garden and offers further potential to be reconfigured as an orangery, garden room or additional living space, subject to any necessary consents. A private balcony, accessed from the principal bedroom, provides space for seating and enjoys spectacular coastal views.

The detached garage benefits from power, lighting and a pitched roof, together with an up-and-over door and rear window. A large driveway provides ample off-road parking for several vehicles, whilst gated access enhances privacy and security.

Tenure & Services

Tenure - Freehold
 Services - Mains water, drainage and electricity. Oil-fired central heating.
 EPC Rating - E
 Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Website Link

Any questions? Want to make an offer?
 Please get in touch

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