THE SEA GARDEN

BIGBURY



MARCHAND PETIT

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The Sea Garden
Bigbury | Devon | TQ7 4AP

Mileages

Kingsbridge - 7 miles | A38 - 10 miles

Totnes Train Station - 18 miles

(All mileages are approximate)

Accommodation

Ground Floor

Open Plan Living Room and Kitchen, Three Double Bedrooms (Two En-suite), Bedroom Four / Study, Family Bathroom

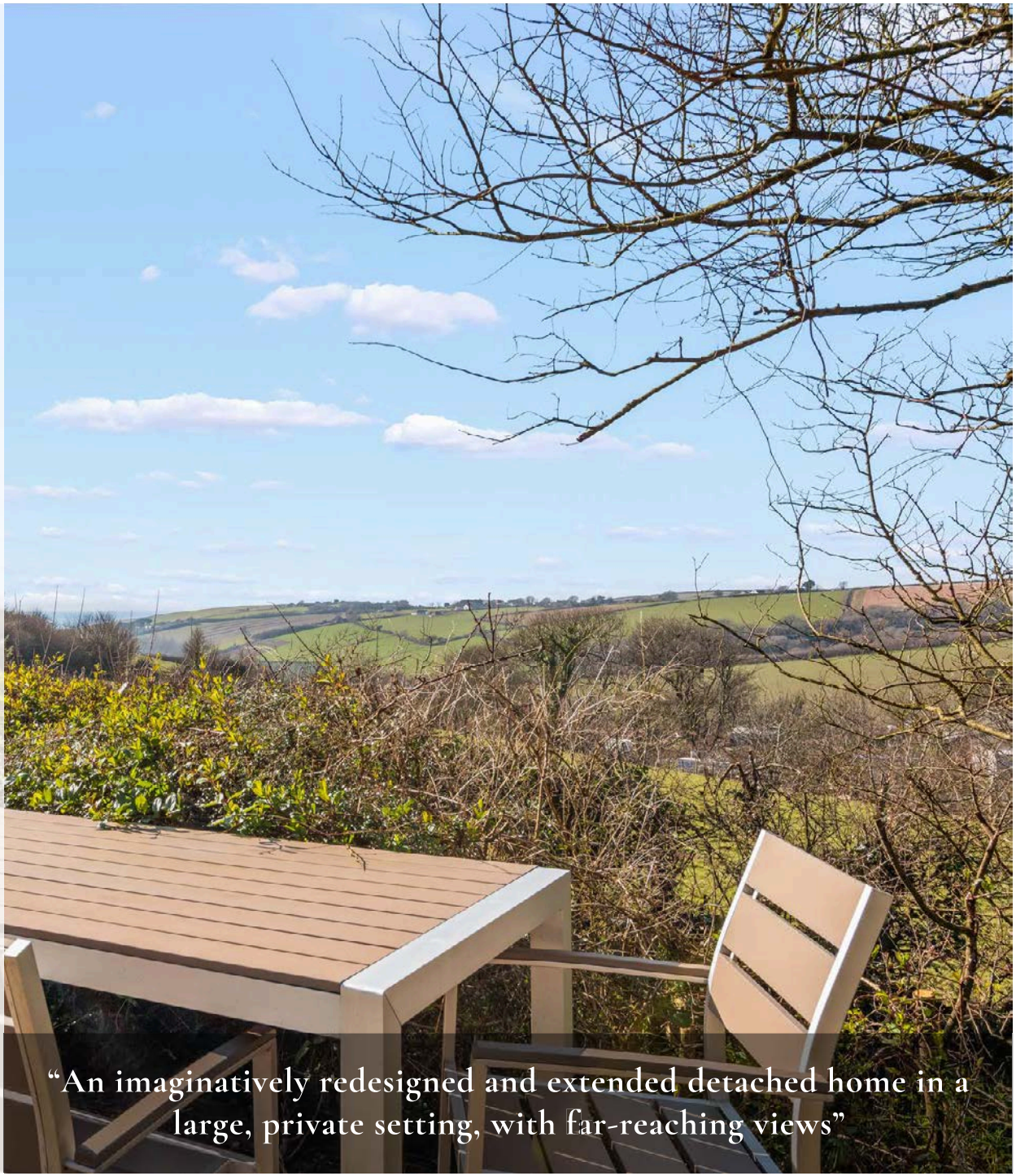
First Floor

Open Plan Living Room and Kitchen

Outside

Two story Cabin, currently used as an Art Studio, Landscaped Gardens, Decked Seating Area

Modbury Office
01548 831163 | modbury@marchandpetit.co.uk
4 Broad St, Modbury, PL21 0PS



"An imaginatively redesigned and extended detached home in a large, private setting, with far-reaching views"

DESCRIPTION

Set on the outskirts of a pretty coastal village, the property enjoys a secluded position with wide views over rolling countryside and towards the sea. In our client's ownership it has been thoughtfully transformed into a versatile home, suited to multigenerational living, income potential, or a superb family house with separate home office and studio space. Approached via a quiet country lane, there is private parking for several vehicles.

ACCOMMODATION

The main living area is generously proportioned, with an open-plan living space, modern kitchen and French doors opening onto a decked terrace with far-reaching views across the countryside and towards the sea. This area also includes two double bedrooms and a family bathroom.

The property has been recently extended to provide further adaptable accommodation arranged over two floors, with an open-plan living and kitchen area on the first floor and two double bedrooms on the ground floor, both with en-suite shower rooms. If preferred, this space could be incorporated into the main living accommodation to create one larger family home.

OUTSIDE

A detached, two-storey cabin currently used as an art studio offers useful additional space, ideal for studio use, a music room, storage or multigenerational living. To the rear is a private decked area accessed from the first floor. The gardens have been thoughtfully landscaped and sit naturally within the property's rural setting.

LOCATION

Bigbury is a charming South Hams village with the parish church of St Lawrence, rebuilt in 1872 with parts believed to date back to the 14th century. Local amenities include the popular Oyster Shack, and at St Ann's Chapel there is Holywell Stores & Post Office (open seven days a week), plus a public house and restaurant. Bigbury-on-Sea is a desirable coastal village in an Area of Outstanding Natural Beauty, with sandy beaches and views over Burgh Island, the Art Deco hotel and the historic Pilchard Inn. Kingsbridge offers a wide range of shops, services and recreational facilities, and Modbury provides further shops and restaurants.

















Property Details

Services:	Mains Electricity and Water. Gas Fired Central Heating from LPG tank. Private Drainage.
EPC Rating:	Current: D (65) | Potential: C (74)
Council Tax:	Band B
Tenure:	Freehold
Authority:	South Hams District Council

Key Features

- Superb rural setting on edge of popular coastal village
- Widespread views over rolling countryside and to the sea
- Flexible accommodation and established holiday let
- Detached home office/art Studio
- Private driveway parking for several vehicles
- Short drive from golden sandy beaches and Burgh Island
- No onward chain

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 our Modbury office, follow the A379 towards Kingsbridge, continue for 1.3 miles, then turn right onto the B3392 towards Bigbury at Harraton Cross. Continue for roughly 3 miles, Once in Bigbury, turn left onto Cott Lane, and continue for 190 yards, the property will be on your left.

Viewing

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



The Sea Garden

1559 ft² | 145 m²
(approximate)



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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