

# PORT BOU BEESANDS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



# PORT BOU

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## Description

Set back from the beach in the sought-after village of Beesands, this exceptional detached bungalow occupies an elevated position commanding breathtaking views towards Start Bay, Dartmouth and the stunning South Devon coastline. Surrounded by beautifully landscaped tropical gardens and enjoying a remarkable sense of privacy, this beautifully updated home combines contemporary comfort with an enviable coastal setting.

The spacious and versatile accommodation is arranged around a welcoming central hallway and includes four bedrooms. The principal suite is a particularly impressive retreat, complete with a luxurious en-suite bathroom with a separate shower. A further family bathroom and an additional shower room with a walk-in shower ensure there is ample facilities for family and guests alike. At the heart of the home lies a beautifully appointed contemporary kitchen, flooded with natural light from overhead skylights and thoughtfully designed with an excellent range of units, integrated appliances and work surfaces. Adjoining the kitchen is a practical utility room, providing additional storage and workspace. The outstanding triple-aspect sitting room is undoubtedly one of the property's standout features. Bathed in natural light, this impressive living/dining space enjoys captivating views and centres around a contemporary Dru gas fire, creating a cosy focal point during the cooler months. Large sliding doors open seamlessly onto the front patio, an ideal setting for indoor-outdoor living and entertaining.

The gardens that surround the bungalow have been beautifully cultivated and are rich with colour, texture and interest throughout the seasons. Established tropical plants, mature shrubs and specimen trees create a wonderfully private oasis that complements the coastal location.

Both front and rear patio areas provide excellent spaces for al fresco dining, entertaining or simply relaxing while taking in the tranquil surroundings. A charming studio/office complete with double doors opening directly onto the rear patio. At the top of the garden, a superb sun room provides yet another vantage point from which to enjoy the magnificent sea views. Practicality has not been overlooked, with two substantial storage sheds providing excellent space for gardening equipment, outdoor furniture and recreational gear.

Offering a rare combination of stunning coastal views, beautifully presented accommodation, established gardens and comprehensive modern upgrades, this exceptional home presents a unique opportunity to enjoy an enviable lifestyle in one of South Devon's most picturesque seaside locations.

## Situation

Beesands was once a thriving fishing village supporting a local community who existed for many years by fishing from the beach in their open boats. Today, although fishing is still important in the area, it is mainly leisure fishing from the beach that can be seen from Beesands. However, the old fishermen's cottages still straggle along the main village street which runs alongside the beach. Beesands also boasts the multi award-winning Cricket Inn which offers locally produced food, accommodation and a friendly atmosphere along with Britannia at The Beach renowned for its seafood.

## Directions

what3words - ///dissolves.metro.scaffold

From Kingsbridge take the A379 Dartmouth coast road out of town passing through a series of villages. At Carehouse Cross mini roundabout in Stokenham turn right signed Beesands & East Portlemouth. Follow this road for about a mile then turn left at the sign for Beeson & Beesands. Go through Beeson and on into Beesands, turn left just after the red post box and proceed along the front, about half way along turn left, follow the lane bearing left at the top into the driveway for Port Bou.





# PROPERTY DETAILS

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## Property Address

Port Bou, Beesands, Kingsbridge, Devon TQ7 2EJ

## Mileages

Kingsbridge 7 miles; Salcombe 13 miles; Dartmouth 12 miles (distances are approximate)

## Services

Mains electricity and water. Septic tank drainage. Oil fired boiler. LPG.  
New consumer unit 2025. Garage converted/completed 2025. New kitchen.  
New windows 2017. New roof tiles 2018.

## EPC Rating

Band E. Current: 44, Potential: 54

## Council Tax Band - D

## Tenure - Freehold

## Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.  
Tel: 01803 861234.

## Key Features

- Stunning, beautifully presented detached bungalow
- Panoramic coast and country views
- Approximately 1825.2 sq feet of accommodation
- Modern kitchen, separate utility room
- 4 bedrooms, bathroom, shower room and en-suite
- Spacious, triple aspect sitting room
- Wonderful tropical wraparound garden with patio seating areas
- Studio/home office, sun room and storage sheds
- Driveway parking
- 40% of the property is of Woolaway construction

## 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.

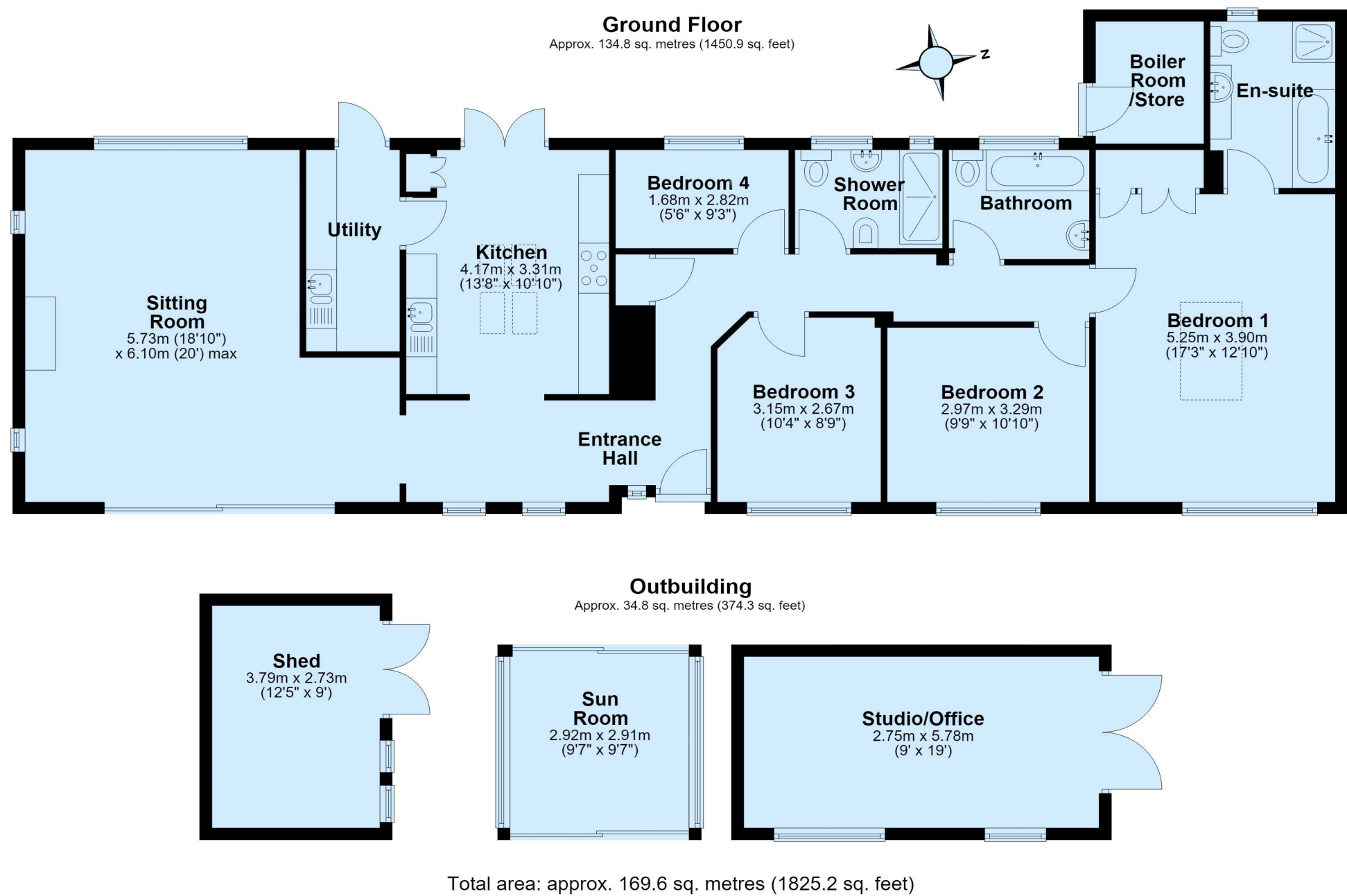
## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.





# FLOOR PLAN



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