

# THE LEAT

## BIGBURY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

## The Leat | Bigbury | Kingsbridge | Devon | TQ7 4AP

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The Leat is an impressive elevated detached bungalow, enviably positioned within the sought-after coastal village of Bigbury and enjoying a peaceful tucked-away setting just moments from the golden sandy beaches of Bigbury-on-Sea.

Beautifully presented throughout, the property offers stylish and spacious accommodation centred around a superb open-plan kitchen, living and dining area, designed for both relaxed coastal living and entertaining. A striking picture window perfectly frames the far-reaching countryside and sea views, while French doors flood the space with natural light and enhance the connection to the surrounding gardens and terrace.

The accommodation comprises three generous double bedrooms, including an elegant principal suite with ensuite shower room and sliding patio door leading to a balcony with far reaching sea and countryside views. The second bedroom has a glazed door leading straight into the garden, and all three rooms come with a contemporary family bathroom and practical boot room.

Occupying a generous plot, the 360 degree wrap-around gardens and terrace provide wonderful spaces for outdoor dining and enjoying the tranquil surroundings, accessible from multiple points within The Leat. The property further benefits from a substantial double garage/workshop and driveway parking for multiple vehicles.

Bigbury is one of the South Hams' most desirable coastal villages, renowned for its outstanding natural beauty, relaxed lifestyle and proximity to the spectacular beaches of Bigbury-on-Sea and Bantham. The area offers excellent opportunities for coastal walks, water sports and golfing, with the iconic Burgh Island providing a unique local landmark. Nearby Kingsbridge and Modbury offer a wide range of independent shops, cafés and amenities, while the A38 provides convenient links to Plymouth, Exeter and beyond.

### Key Features

- Elevated detached bungalow in an exclusive tucked-away setting
- Highly desirable South Hams coastal village location
- Superb open-plan kitchen, living and dining space
- Far-reaching countryside and sea views
- Terrace and wrap-around gardens ideal for entertaining
- Three double bedrooms, including luxurious principal ensuite
- Family bathroom and useful boot room
- Substantial double garage/workshop and private driveway parking

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### Modbury Office

01548 831163 | [modbury@marchandpetit.co.uk](mailto:modbury@marchandpetit.co.uk)

4 Broad Street, Modbury, PL21 0PS



# Property Details

**Services:** Mains water, electricity and gas. Private drainage.

**EPC Rating:** Current: E - 54, Potential: C - 70, Rating: E

**Council Tax:** Band F

**Tenure:** Freehold

**Authority:** South Hams District Council

## 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

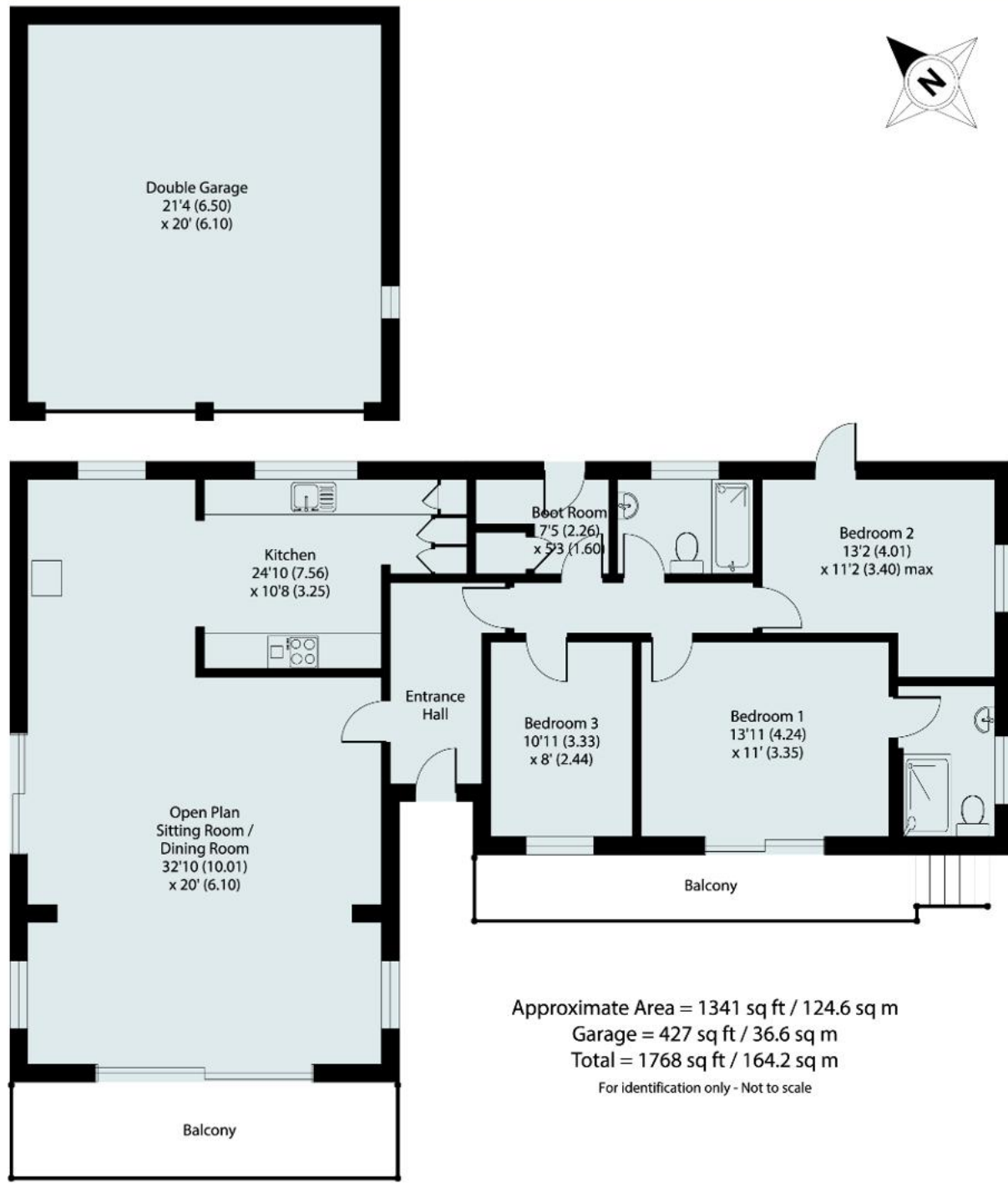
Using the A379, Modbury to Kingsbridge, at Harraton Cross (approx. 2km.) turn right, Signposted Bigbury on Sea. From Kingsbridge, (approx. 10km) turn left. On reaching the village of Bigbury, at the small triangular green, turn right, signposted Challaborough. Take the first left down the hill and The Leat is the left.

## Viewing

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



# FLOOR PLAN



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Marchand Petit Ltd. REF: 1462887



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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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Modbury  
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Newton Ferrers  
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