

LITTLE WESTBURY

RINGMORE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Little Westbury | Ringmore Devon | TQ7 4HJ

DESCRIPTION

Tucked away off a private drive in the heart of the picturesque village of Ringmore, Little Westbury is a charming detached bungalow full of character. With two double bedrooms, including a principal suite with en suite and dressing room, the home also features versatile loft rooms, perfect for additional bedrooms, a study, or storage.

The open-plan kitchen, dining, and living room forms the heart of the home, filled with natural light and featuring a bespoke oak kitchen, integrated appliances, and a wood-burning stove. French doors open onto a timber deck and wrap-around gardens, creating a tranquil outdoor space. Modern comforts—including an air source heat pump, solar panels, underfloor heating, and double glazing—blend seamlessly with the home's warm, rustic feel.

The gardens are beautifully landscaped with mature trees, multiple seating areas, a greenhouse, and a timber shed. A gated driveway provides parking for several vehicles, and the generous plot offers scope for extension or redevelopment, subject to planning.

LOCATION

Set within the sought-after village of Ringmore, the property is within walking distance of the renowned Journey's End Inn, a 13th-century pub serving locally sourced food and real ales, and the picturesque Ayrmer Cove. Ringmore is celebrated for its old church, colour-washed cottages, and scenic cliff-top walks overlooking Bigbury Bay. Everyday essentials are available at Holywell Stores & Post Office, while the Georgian town of Modbury, just five miles away, offers independent shops, cafés, and services. The sandy beaches of Bigbury-on-Sea, historic Burgh Island, and the iconic Pilchard Inn lie nearby, all set within an Area of Outstanding Natural Beauty.

Modbury Office

01548 831163 | modbury@marchandpetit.co.uk

4 Broad Street, Modbury, PL21 0PS



Property Details

Services: Mains electricity, water and drainage. Air source heat pump
EPC Rating: Current: C (74) | Potential: C (75)
Council Tax: Band D
Tenure: Freehold
Authority: South Hams District Council

Key Features

- Two double bedrooms and two bathrooms
- Principal bedroom with en suite and dressing room.
- Versatile loft rooms for extra bedrooms, study, or storage
- Open-plan kitchen, dining, and living room with wood-burning stove
- Solar panels and air source heat pump with underfloor heating
- Wrap-around landscaped garden with timber deck, greenhouse, and shed
- Gated driveway with parking for multiple vehicles
- Scope for extension or redevelopment (subject to planning)

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, leave the A379 towards Bigbury-on-Sea for about 1½ miles to St Ann's Chapel, turn right after the Pickwick Inn for Ringmore and follow the lane for roughly a mile, just before you reach the village, turn left onto the lane and follow it round as it bears right. The property can then be found on your right

Viewing

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



FLOOR PLAN



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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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