



SPINDRIFT

Bigbury on Sea, Devon



A WELL PRESENTED AND COMFORTABLE THREE BEDROOM BUNGALOW WITH COASTAL VIEWS AND ONLY A SHORT WALK FROM THE BEACH

Summary of accommodation

Porch | Entrance hall | Sitting room | Dining room | Garden room/conservatory | Kitchen/breakfast room | Utility room

Principal bedroom/shower room suite | Two further bedrooms and shower room

Outside: Parking | Garage | Gardens, terraces and summerhouse

Distances: Modbury 6 miles, Kingsbridge 11 miles, Ivybridge 12 miles, Salcombe 15 miles, Plymouth 19 miles
(All distances are approximate)



Guide price: £750,000

SITUATION

Bigbury on Sea is a delightful seaside village at the mouth of the beautiful River Avon, on the South Hams coast, within the South Devon Landscape area, a few miles to the west of Salcombe.

The area benefits from some of the best beaches in the South Hams. The village itself is renowned for its expansive sandy beach and clear waters, as well as the tidal causeway to Burgh Island, accessible on foot at low tide or sea tractor at high tide, and known for its luxurious Art Deco hotel and the historic Pilchard Inn. There is a beach shop and café and excellent facilities for swimming, windsurfing, paddleboarding, sailing, kayaking etc., and spectacular coastal walking along the South West Coast Path or along the banks of the River Avon, known for its abundant wildfowl.

On the opposite side of the mouth of the River Avon is gorgeous Bantham Beach with its vast expanse of sand, rock pools at low tide and popular with surfers. On the other side of Bigbury on Sea is Challaborough Beach, another fine sandy beach in a sheltered cove, also popular with surfers and bodyboarders.

There are golf courses at Bigbury and the beautiful links course at Thurlestone.

Nearby is Holywell Stores and post office and The Pickwick Arms at St Anne’s Chapel and in Aveton Gifford is a primary school, community shop and village pub and restaurant, The Fisherman’s Rest. The nearby picturesque Georgian town of Modbury has a good range of local amenities and the bustling market town of Kingsbridge has an excellent selection of independent shops, galleries, cafes, restaurants and pubs, as well as supermarkets, leisure centre, cinema, health centre, secondary school and quays, moorings and slipways at the head of the estuary.



The South Hams area of South Devon is known for its beautiful rolling countryside dotted with pretty villages and towns, as well as its stunning coastline with estuaries, beaches, coves and rocky cliffs, and including such famous centres for sailing as Salcombe and Dartmouth. To the north is the Dartmoor National Park.

There is access to Exeter and the M5 motorway via the A38 and from Plymouth there are ferries to France and Spain. There are stations at Ivybridge and Totnes providing mainline connections to London (Paddington).

THE PROPERTY

Spindrift is on Folly Hill, just above, and within an easy stroll of about 350 yards of, the expansive sandy beach with Burgh Island beyond and very close to the South West Coast Path.

The entrance drive leads in from Folly Hill to the garage beside the house and to the front is a wide turning circle and parking area. A path through the front garden leads to the entrance porch and the well presented, single storey, accommodation. Wide openings connect the sitting room, dining room and garden room/conservatory, creating a light open plan effect, and a door and breakfast bar open from the dining room into the fitted kitchen. Off the hall is the principal bedroom with fitted dressing area and en suite shower room, and two further bedrooms and shower room.

French doors from the garden room/conservatory open to a paved terrace to the rear and the rear garden with lawned areas, paths, plant beds, ornamental shrubs and trees and a timber summerhouse. To the front of the house is a further decked terrace with glazed balustrade and glimpses of the sea with Burgh Island beyond.





PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electric, water and drainage.

Local Authority: South Hams District Council: 01803 861234

EPC: C

Council Tax: E

Directions: TQ7 4AR



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
140.7 sq.m. (1515 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

Greg Crosse
01392 423111
greg.crosse@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

knightfrank.co.uk

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