

# EIGHT BELLS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

# EIGHT BELLS

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## Description

Set in an enviable seafront position in the charming village of Beesands, this superb bright and spacious detached bungalow enjoys truly panoramic sea views across Start Bay and occupies a generous plot that offers both privacy and space.

The main accommodation is thoughtfully arranged and filled with natural light, with a well-appointed kitchen/breakfast room at its heart and a welcoming sitting room with dining area where wide windows frame the ever-changing coastal outlook. A separate snug with utility area provides a cosy retreat, ideal for quieter moments or evening relaxation. The bungalow has a very useful home office and offers three comfortable bedrooms and two well-fitted bath and shower rooms, making it well suited for both permanent living and holiday use.

Externally, the property continues to impress. The beautifully maintained lawned front and rear gardens creates an idyllic setting for outdoor dining, entertaining, or simply soaking up the sea air, while taking in uninterrupted views of the coastline. Practical features include two garages, plenty of parking, a useful store, garden room and a workshop, ideal for hobbies, water sports equipment, or additional storage. With direct frontage to one of South Devon's most picturesque coastal locations, this exceptional home offers a rare opportunity to enjoy relaxed seaside living with space, versatility, and breathtaking scenery.

\*Planning has previously been granted to extend into the roof.

## 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 mile of shingle beach. There is also a freshwater lake and bird sanctuary all surrounded by beautiful rolling countryside and situated right on the South West Coast path. The popular Cricket Inn offers locally produced food and a friendly atmosphere along with Britannia at The Beach renowned for its seafood. The bustling market town of Kingsbridge has a good selection of shops and restaurants, 20 minutes' drive away, as does the historic naval town of Dartmouth.

## Directions

what3words - fairway.reckoned.restless

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 where you'll find the property on your left-hand side before you reach the far car park.



# PROPERTY DETAILS

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## Property Address

Eight Bells, Beesands, Kingsbridge, Devon TQ7 2EJ

## Mileages

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

## Services

Mains electricity and water. Private drainage. Oil fired boiler.

## EPC Rating

Band E. Current: 54, Potential: 67

## Council Tax Band

D

## Tenure

Freehold

## Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.

Tel: 01803 861234.

## Key Features

- Spacious detached bungalow
- Stunning beach front location
- Well-equipped kitchen/breakfast room
- 3 bedrooms, 2 bathrooms
- Sitting/dining room and separate snug with utility area
- Home office
- Panoramic sea views to Start Point Lighthouse and towards Dartmouth
- Two garages, ample parking, workshop, store and garden room
- Level lawned front garden
- Private lawned rear garden with patio

## 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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Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
01548 855599

Prime Waterfront & Country House  
01548 855590