

12 BIGBURY COURT
BIGBURY



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

12 BIGBURY COURT

DESCRIPTION

This superb rural home is set within an attractive complex of barn conversions, just a short drive from the iconic Bigbury-on-Sea coastline. Bright and spacious, the property is arranged with three bedrooms, a sitting room, kitchen/dining room, home office, bathroom and shower room. It further benefits from a charming courtyard, two parking spaces, and a beautiful detached and enclosed private garden complete with greenhouse and shed.

ACCOMMODATION

A spacious entrance hall provides stairs to the first floor with storage beneath, and a ground floor shower room fitted with a shower cubicle, WC and basin. To the right of the entrance hall is a delightful kitchen/dining room with a front aspect, well equipped with an array of integrated appliances and stylish matching base and wall units. To the left of the hall is an inviting sitting room with a front aspect and stone fireplace feature, with steps leading to a home office, complete with skylight and access to a useful utility area.

On the first floor landing there is a store cupboard and skylight. Bedroom 1 enjoys a front aspect with a vaulted ceiling, exposed beams, fitted cupboards and a vanity sink. Bedroom 2 benefits from a front aspect window, while Bedroom 3 has a skylight. The bathroom is fitted with a bath and shower overhead, WC and basin.

OUTSIDE

To the front of the property lies an attractive paved courtyard, beautifully complemented by raised planters and enclosed within a stone wall boundary. Adjacent to the house is a convenient off-street parking space, with a further allocated space situated to the side. Detached from the main residence is a delightful enclosed garden, a generous and private space featuring a broad expanse of lawn, well-stocked flower beds, and a paved patio area complete with a shed and greenhouse. The shed is equipped with mains power and lighting, while the greenhouse and patio also benefit from power connections. An outdoor tap is conveniently located on the patio, providing practicality alongside charm.



PROPERTY DETAILS

Property Address

12 Bigbury Court, , Bigbury, Devon, TQ7 4AP

Mileages

Plymouth 18 miles, Modbury 4 miles, Kingsbridge 9 miles, Bigbury-on-Sea 2 miles (distances approximate)

Services

Mains electricity and mains water. Private shared drainage. Oil fired central heating.

EPC Rating

Current: E, Potential: C

Council Tax Band

Band E

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Characterful complex of barn conversions
- Charming village location with a short drive to the coast
- 3 bedrooms with home office
- Private courtyard and 2 parking spaces
- Generous detached garden with greenhouse and shed
- Delightful church views

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, Modbury Office. Tel: 01548 831163.

Directions

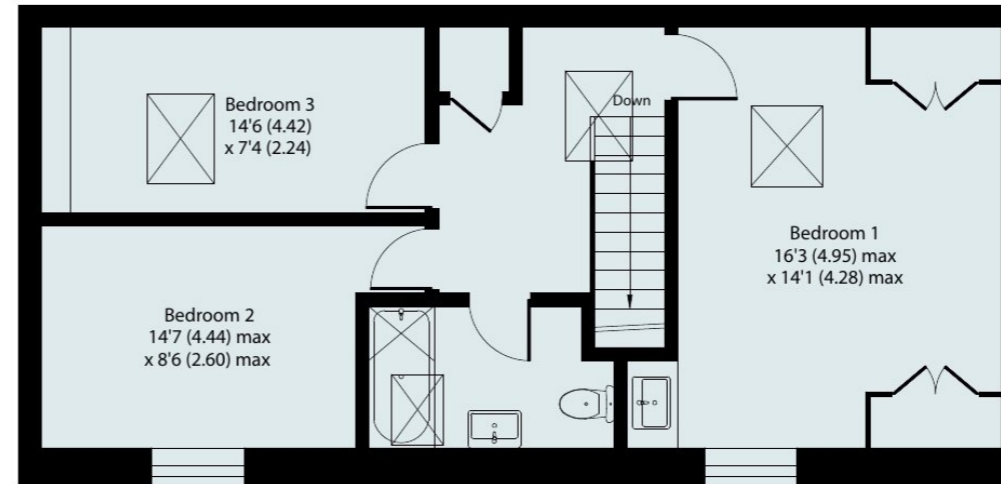
From Modbury head south on the A379 towards Kingsbridge. After approximately 1.5 miles turn right onto B3392 signposted Bigbury. Proceed on this road for 3 miles, passing through St Ann's Chapel, turn left at Pond Green cross. Follow Undertrees Lane along and you will find Bigbury Court courtyard on your left.



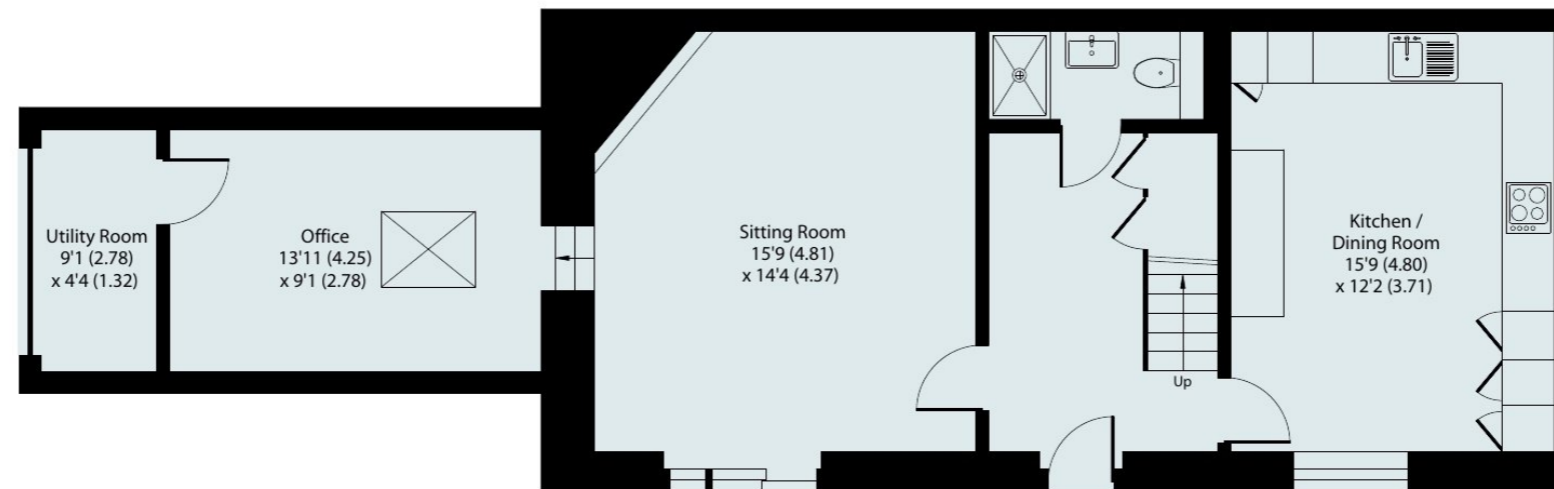
FLOOR PLAN

Approximate Area = 1318 sq ft / 122.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Marchand Petit Ltd. REF: 1363075

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Kingsbridge
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Modbury
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Newton Ferrers
01752 873311

Salcombe
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Lettings
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