



Hingston Haven

RENDELLS

Hingston Haven

Clematon Hill, Bigbury-On-Sea, Kingsbridge, TQ7 4BJ

A rare opportunity to acquire an exceptional coastal residence in one of South Devon's most sought-after locations. Enjoying breathtaking views across Bantham Bay, together with protected National Trust countryside to the front, this charming semi-detached home occupies an enviable position amidst some of the region's most spectacular scenery.

- No Onward Chain
- Flexible 2/3 Bedroom Accommodation
- Outstanding Coastal Views Across Bantham Bay
- Private Shared Coastal Stairway Providing Direct Beach Access
- Garage & Driveway Parking for three vehicles
- Generous Plot
- Detached Self-Contained Chalet

Guide Price £750,000

Burgh Island 0.3 miles approx., Bantham Beach 4 miles approx., Kingsbridge 8 miles approx., Modbury 8 miles approx., Salcombe 14 miles approx., Dartmouth 22 miles approx., Plymouth 20 miles approx., Exeter 42 miles approx. Nearest Train Station Ivybridge 12 miles approx. (journey time approximately 3 hours to London Paddington). Totnes Railway Station 18 miles approx. (journey time approximately 2 hours 45 minutes to London Paddington).

The Situation

Bigbury-on-Sea is renowned for its expansive sandy beach, crystal-clear waters and outstanding natural beauty. With the beach quite literally on the property's doorstep, residents can enjoy swimming, paddleboarding, sailing, watersports and coastal walks within moments of leaving the house. The famous tidal causeway to Burgh Island provides one of South Devon's most distinctive landmarks and a unique destination to explore throughout the year.

The property is perfectly positioned to enjoy the very best of the South Hams, with the Southwest Coast Path and extensive National Trust walks nearby. Popular destinations including Bantham, Hope Cove, Salcombe and Dartmouth are all within easy reach, offering beautiful beaches, excellent dining, boutique shopping and a vibrant atmosphere.

For everyday amenities, the market towns of Kingsbridge and Modbury are conveniently close, while Plymouth provides extensive retail, leisure and mainline rail connections.



The Accommodation

Entrance Hall

A welcoming entrance hall providing access to the principal accommodation. The hall benefits from useful built-in storage and a staircase leading to the attic room.

Sitting Room

A well-proportioned reception room centred around an attractive fireplace, with fitted shelving to the alcoves and double doors opening into the adjoining garden room, creating an excellent flow between the principal living spaces.

Second Reception Room

Undoubtedly one of the property's standout features, this delightful room enjoys dual-aspect views across Bantham Bay and the surrounding coastline. Flooded with natural light, it provides an exceptional space from which to relax and enjoy the ever-changing coastal scenery. The room benefits from direct access to the rear garden, the sitting room and the principal bedroom.

Kitchen/Diner

Positioned to the front of the property, the kitchen/dining room is a bright and welcoming space enjoying dual-aspect windows and uninterrupted views across protected National Trust countryside. The room offers a range of fitted cabinetry, ample space for dining and a useful built-in larder.

Principal Bedroom

Enjoying a wonderful coastal outlook to the rear, the principal bedroom is a generous double room featuring a bay window that perfectly frames the surrounding scenery. The room offers ample space for freestanding furniture and enjoys a peaceful position within the property.

Bedroom Two

A further generously proportioned double bedroom, ideal as guest accommodation, a secondary principal bedroom or a home office if required.

Bathroom

Comprising a panelled bath with shower over, wash hand basin and W.C.

The First Floor Accommodation

Attic Room

Offering excellent versatility, the attic room provides a substantial additional space with a Velux window and access to extensive eaves storage. Subject to the necessary consents, there may be scope to further enhance the accommodation and maximise the outstanding coastal views.



The Grounds

Gardens & Garage

Approached via a private road serving only a small number of neighbouring properties, Hingston Haven benefits from driveway parking, a garage and well-maintained gardens. The front garden provides an attractive approach to the property and offers excellent scope for keen gardeners, together with a useful storage shed with power and plumbing connected.

The rear garden is undoubtedly one of the property's defining features. Taking full advantage of the spectacular coastal setting, it enjoys outstanding views across Bantham Bay and provides a variety of seating and entertaining areas. Whether dining al fresco, hosting family and friends or simply enjoying the peaceful surroundings, the garden offers a truly exceptional outdoor living environment.

A private shared stairway descends directly towards the beach below, providing a rare and highly desirable connection to the coastline.

Detached Self-Contained Chalet

A valuable addition to the property, the detached self-contained chalet provides flexible ancillary accommodation. Currently arranged with sleeping space, kitchenette, shower cubicle plus W.C., it offers ideal guest accommodation while enjoying the same exceptional coastal outlook as the main house.

Additional Information

Council Tax

F.

Energy Performance Rating

F.

Tenure

Freehold.

Services

Mains water, mains electricity, septic tank & oil-fired heating.

Local Authority

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



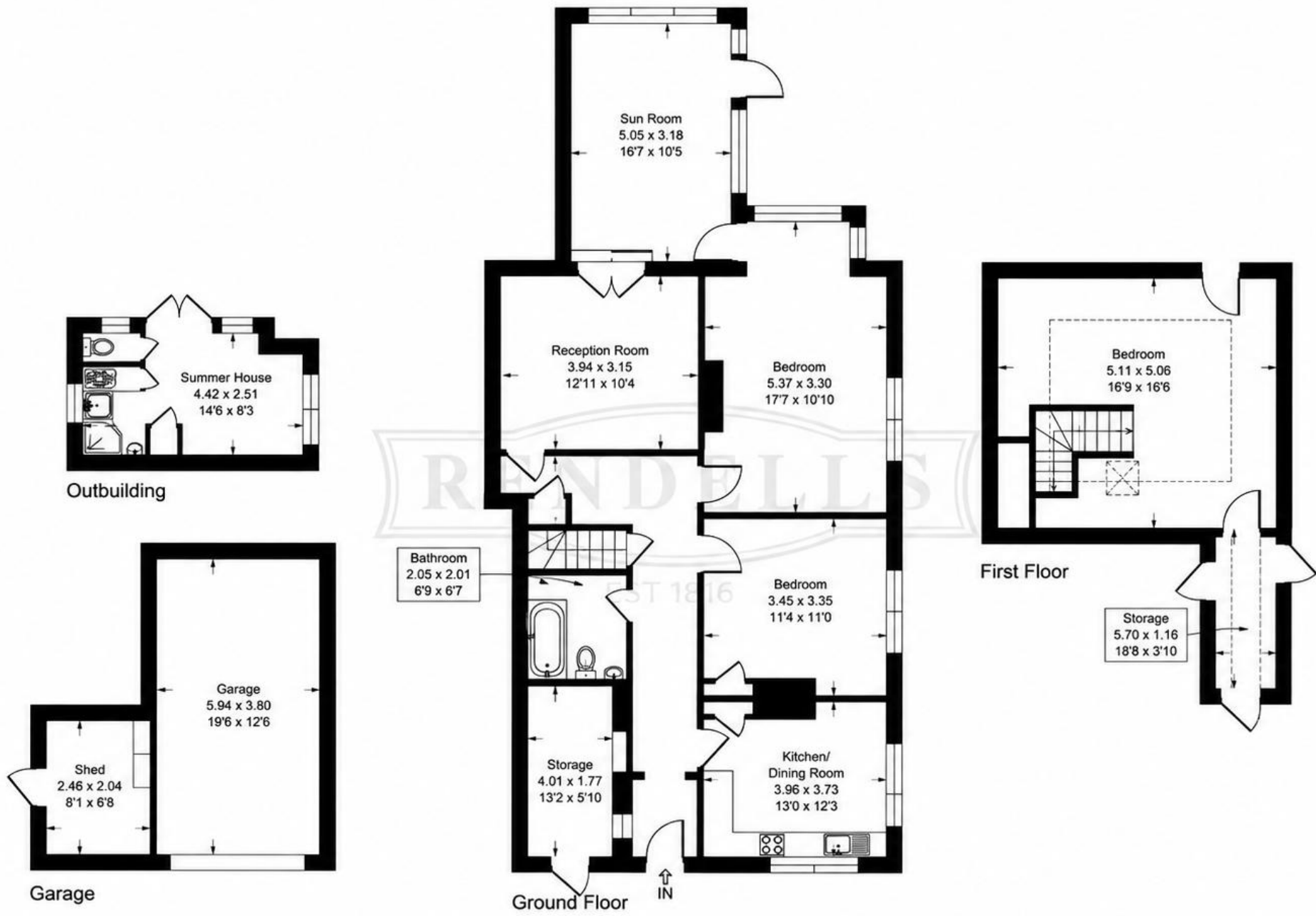


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