



MIRIMAR  
BIGBURY ON SEA



MARCHAND PETIT  
COASTAL, TOWN & COUNTRY



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## Mirimar

Bigbury on Sea | Devon | TQ7 4AZ

## Mileages

Plymouth - 18 miles | Modbury - 4 miles

Kingsbridge - 9 miles

(All mileages are approximate)

## Accommodation

### Ground Floor

Open-plan kitchen/dining room, sitting room, atrium, Four double bedrooms (3 en-suite), family bathroom, shower room and utility

### First Floor

Loft room and office

### Outside

Beautifully landscaped lawns, Mediterranean-inspired mature shrubbery, multiple sun terraces, and garage/workshop

Prime Waterfront & Country House

01548 855590 | pwch@marchandpetit.co.uk

94 Fore St, Kingsbridge, TQ7 1PP

“The epitomy of costal living combined with modern luxury”

## AT A GLANCE

Fronting directly onto Marine Drive in Bigbury on Sea, Mirimar occupies one of the most privileged frontline positions on this stretch of coastline, just moments from the beach, with uninterrupted views across Burgh Island and the iconic Burgh Island Hotel, together with sweeping easterly and westerly coastal vistas and breathtaking sunsets over the western horizon.

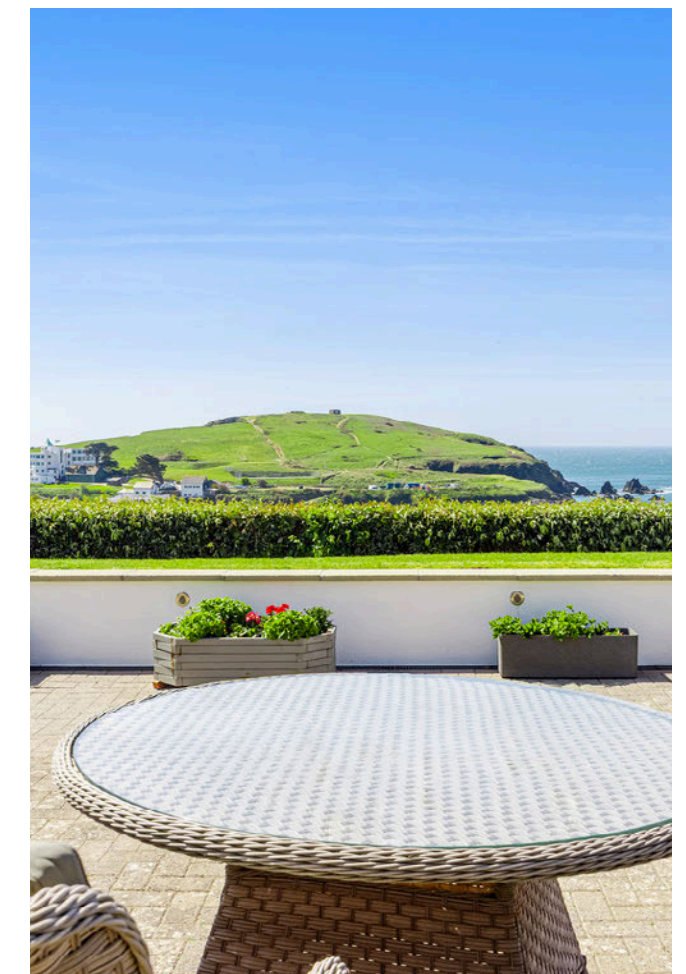
## THE RESIDENCE

Individually designed and built by our client with a clear architectural vision, Mirimar delivers a rare combination of contemporary coastal elegance and considered practicality. The result is a striking yet understated home, defined by clean architectural lines, generous glazing, and a seamless connection between internal and external living spaces, all carefully orientated to maximise its extraordinary setting.

A generous driveway provides ample off-road parking, complemented by a large garage and workshop and additional parking along Marine Drive. The sense of arrival is immediate, with a welcoming entrance hall setting the tone for the quality and scale of accommodation throughout. This area includes a cloakroom, shower room and a highly practical utility space, ideal for returning directly from the beach.

At the heart of the home is a striking atrium-style room, providing an impressive and highly flexible space that can function as an additional reception area or, when opened via bi-fold doors, extend the principal living accommodation to create a superb sense of light and openness. There is also an air conditioning unit for the atrium.

The superb open-plan kitchen, dining and living space forms the main hub of the home, featuring a large central island, extensive storage, and expansive glazing that frames the ever-changing coastal outlook across Burgh Island and the surrounding coastline. This space has been designed with both entertaining and everyday living in mind, maximising its connection to the outdoors.







### THE ACCOMMODATION

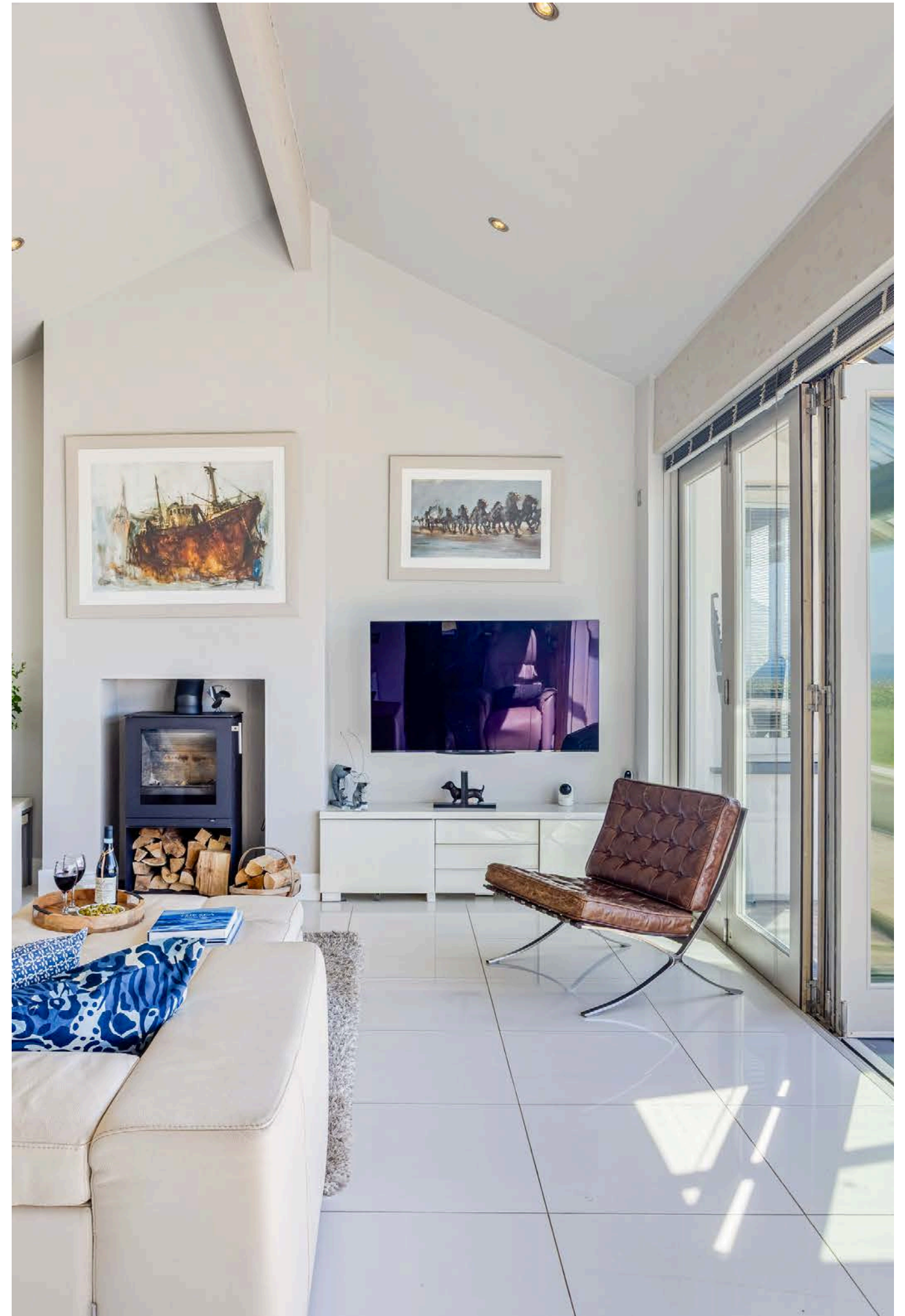
The accommodation is thoughtfully arranged to provide balance, flexibility and privacy. One wing includes a guest bedroom suite with en-suite facilities, while the opposite side of the property offers three further bedrooms, including a superb principal suite with apex window and French doors opening onto a private deck, capturing uninterrupted sea views across Burgh Island. One further bedroom benefits from its own en-suite, while bedroom four is served by a well-appointed family bathroom.

A discreet staircase leads to the second floor, where a loft room and dedicated study provide additional versatile accommodation, ideal for guests, home working or ancillary use.

### THE EXTERIOR

Mirimar sits within a large corner plot in a prime position, with low-maintenance Mediterranean-inspired gardens designed for relaxed coastal living. There are areas of lawn to both front and rear, with a raised garden leading to an elevated sun terrace above the garage, enjoying exceptional panoramic coastal views.









# Property Details

Services: Mains Electricity, Water and Drainage. LPG Gas central heating

EPC Rating: Current: D (55)

Tenure: Freehold

Council Tax: Band E

Local Authority: South Hams District Council

## Key Features

- Frontline position just moments from the beach
- Open plan kitchen, dining & living room
- Atrium room offering flexible additional living space
- Four bedrooms, loft room and study
- Three bedrooms with en-suite facilities
- Utility room and shower room for beach access
- Large garage with EV charging point and workshop
- Large corner plot in prime coastal position
- Low maintenance landscaped Mediterranean-style gardens
- Underfloor heating throughout
- Driveway parking

## 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 Modbury, follow the A379 towards Kingsbridge. After approximately 1 mile turn right at Harraton Cross and follow the signs for Bigbury-on-Sea. After passing through Bigbury Village and Bigbury Golf Course, proceed down Folly Hill into Bigbury on Sea itself. Keep left on Marine Drive, the property is located on the corner as you turn off Marine Drive onto Warren Road, with parking located on your right as you turn onto Warren Road

## Viewing

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





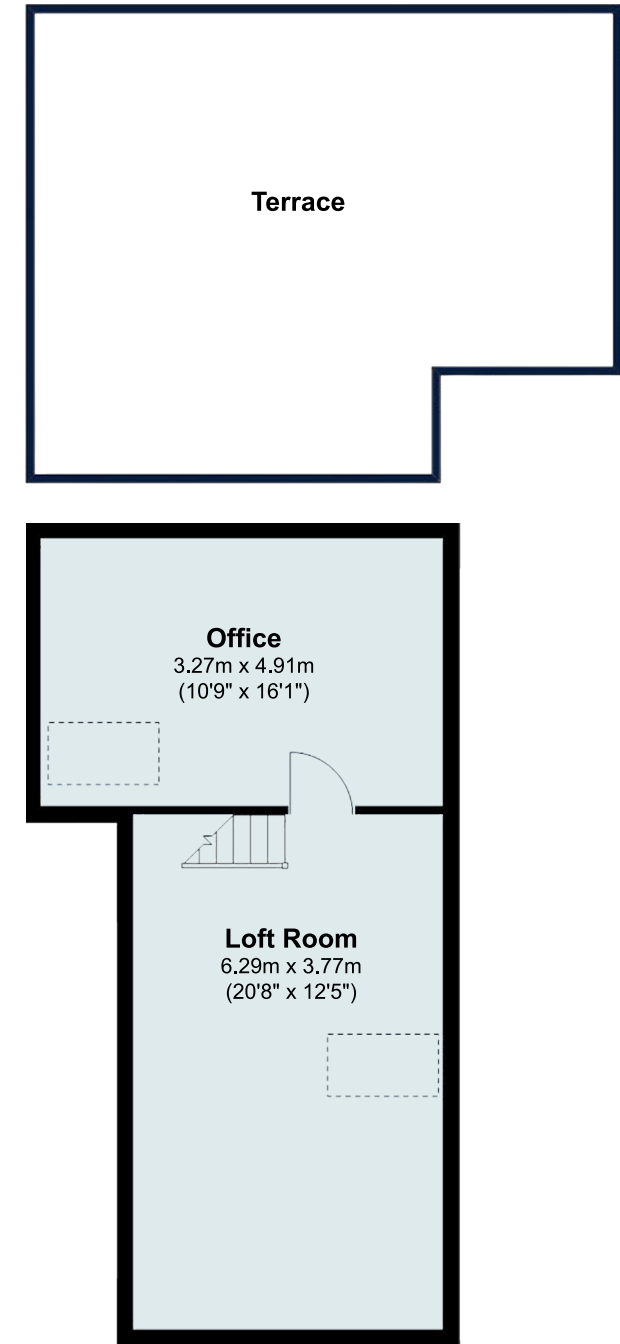
# MIRIMAR

MAIN HOUSE | 250.6m<sup>2</sup> (2,697.3ft<sup>2</sup>)

GARAGE | 37.1m<sup>2</sup> (399.6ft<sup>2</sup>)



GROUND FLOOR



FIRST FLOOR

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

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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