

BYLEY BEESON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

BYLEY

Description

Nestled within the picturesque hamlet of Beeson, this outstanding contemporary detached residence combines modern luxury with an enviable coastal lifestyle. In it's elevated position the property is beautifully positioned to enjoy far-reaching rural views and is just a short stroll from the quaint coastal village and beach at Beesands.

Byley has been meticulously renovated to an exceptional standard throughout and offers spacious and versatile accommodation arranged across three floors, extending to approximately 1991.6 sq ft (185.0 sq m). Designed with both comfort and practicality in mind, the property features four generously sized bedrooms, including an impressive principal suite with en-suite facilities, alongside a family bathroom, an additional shower room and useful utility room. At the heart of the home is a stylish, triple aspect open-plan kitchen and dining room complete with plenty of floor and wall units, integrated appliances and central island. There are two welcoming reception rooms, one on the ground floor with glazed sliding doors opening to the decked balcony which is fitted with a glazed balustrade to maximise the wonderful views and one on the lower level with glazed sliding doors opening to the beautifully maintained garden. Thoughtful design and high-quality finishes are evident throughout, creating a contemporary yet inviting atmosphere.

A standout feature of the property is its excellent environmental performance, incorporating remarkable eco-friendly credentials, including Solar Panels, Fischer Electric boiler and Aquafficient water heater (both maintenance free and with 9 years left on an original 10 year warranty), enhancing energy efficiency while reducing long-term running costs. The solar panels are fully owned and part of the FIT program with EDF, meaning any excess power produced is refunded quarterly via direct bank transfer. The property's Energy Performance Certificate places it firmly within the highly desirable B rating category.

Externally, the home benefits from a beautifully landscaped, wraparound lawned garden with borders full colour, with established plants, shrubs and trees. Plus a patio seating area covered by a pergola that provides an attractive outdoor space for relaxation and entertaining. To the front a gated driveway offers ample off-road parking, boat storage, a greenhouse, timber shed and log store, adding convenience to this already impressive property..

Combining contemporary design, high-specification finishes, outstanding energy efficiency, and a prime location close to the South Devon coastline, this remarkable Beeson property represents a rare opportunity to acquire a truly exceptional family home.

Situation

Beeson is a quiet, attractive hamlet in a sheltered valley on a secluded and unspoilt peninsula, which is bounded by the Kingsbridge Estuary and Start Bay in the midst of a designated Area of Outstanding Natural Beauty and Heritage Coastline. The renowned Cricket Inn, Britannia At The Beach and the beach and sea at Beesands are just a short walk away.

Directions

what3words - boosted.gullible.wanted

From Kingsbridge take the A379 Dartmouth road out of town passing through a series of villages. When you reach Carehouse Cross roundabout at Stokenham turn right following the signs for Beesands/Prawle. After approximately 1.5 miles take a left turn signposted Beeson/Beesands, proceed into and through the village where you find Byley your left hand side.



PROPERTY DETAILS

Property Address

Byley, Beeson, Kingsbridge, Devon TQ7 2HW

Mileages

Kingsbridge 6.5 miles; Salcombe 12 miles; Dartmouth 13 miles; Totnes with Rail link to London Paddington 16 miles; A38 Devon Expressway 18 miles (distances are approximate)

Services

Mains electricity and water. Private drainage (Klargester). Fischer electric boiler and Aquafficient water heater. Underfloor heating.
Solar panels - owned, part of the FIT program with EDF.

EPC Rating

Band B. Current: 86, Potential: 88

Council Tax Band - E

Tenure - Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Immaculately presented detached family property
- Approx. 1991.6 sq. feet of accommodation arranged over three floors
- Well-appointed kitchen/dining room - separate utility room
- Two reception rooms, one with balcony, one opening onto the garden
- Four double bedrooms
- En-suite, bathroom and separate shower room
- Gated driveway with ample parking/boat storage
- Stunning landscaped wraparound garden with patio
- Timber shed, log store, greenhouse
- Superb countryside views
- Short walk to the coastal village and sea at Beesands

Fixtures & Fittings

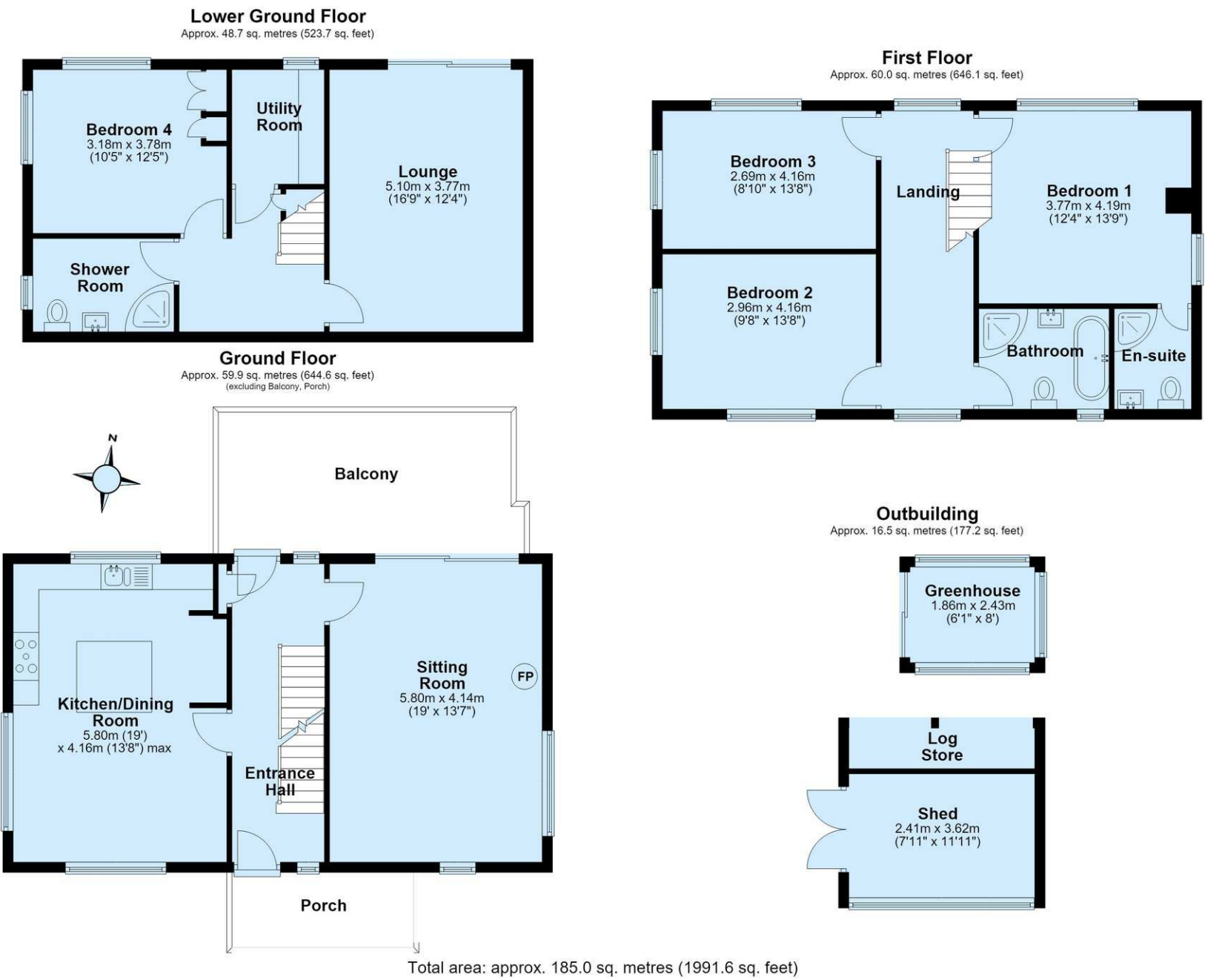
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



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