

BROCKS MEAD BIGBURY ON SEA



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Brocks Mead

Warren Road | Bigbury On Sea | Devon | TQ7 4AZ

Occupying a sought-after position in the highly desirable coastal village of Bigbury-on-Sea, this well-maintained detached bungalow offers spacious, light-filled accommodation, having been cherished by the same owners for over twenty years. Beautifully presented throughout, the property provides an excellent opportunity as a permanent residence, stylish holiday home or peaceful coastal retreat.

A welcoming entrance hall with attractive timber flooring leads to the principal accommodation and incorporates a useful cloakroom and airing cupboard. The generous sitting and dining room enjoys a dual aspect, creating a wonderfully bright living space centred around an electric fireplace, with patio doors opening directly onto the garden and providing a seamless connection between inside and out.

The kitchen is fitted with an excellent range of quality units and integrated appliances, including a double oven, hob, fridge/freezer, dishwasher and washing machine. Positioned to the rear of the property, it enjoys delightful views towards the sea. The accommodation includes three spacious double bedrooms. The principal bedroom benefits from fitted wardrobes, an en-suite shower room and patio doors opening onto the garden, creating a peaceful private retreat. Two further double bedrooms are served by a well-appointed family bathroom.

Outside, the gardens wrap around the property, offering a high degree of privacy whilst being thoughtfully designed for ease of maintenance. Areas of lawn are complemented by established planting and two paved terraces, providing ideal spaces for outdoor dining, entertaining or simply relaxing in the sunshine. To the front, a tarmac driveway provides off-road parking for two vehicles and leads to the attached garage, which benefits from an up-and-over door together with a pedestrian door giving access to the rear garden.

Offered to the market with no onward chain, this is an excellent opportunity to acquire a detached home in one of the South Hams' most desirable coastal locations.

Bigbury-on-Sea is one of South Devon's most sought-after seaside villages, renowned for its exceptional sandy beaches, dramatic coastline and relaxed coastal lifestyle. The golden sands of Bigbury Beach are just moments away, while nearby Bantham and Challaborough beaches provide further opportunities for swimming, surfing, paddleboarding and watersports. The iconic Burgh Island, with its famous Art Deco hotel and historic Pilchard Inn, lies just offshore and can be reached on foot at low tide or via the unique sea tractor when the tide is in. The South West Coast Path passes close by, offering spectacular walks along this stunning stretch of coastline.

Everyday amenities are available in nearby St Ann's Chapel, including a well-stocked village shop, whilst the attractive Georgian market town of Modbury, approximately seven miles away, offers an excellent selection of independent shops, cafés, restaurants and essential services. The sailing towns of Kingsbridge and Salcombe are also within easy reach, making this an ideal base from which to enjoy everything the South Hams has to offer. For golf enthusiasts, Bigbury Golf Club enjoys one of the finest cliff-top settings in the country, commanding breathtaking panoramic views across Bigbury Bay.

Modbury Office
01548 831163 | modbury@marchandpetit.co.uk
4 Broad Street, Modbury, PL21 0PS



Property Details

Services:	Mains water and electricity. Private drainage. Electric heating.
EPC Rating;	Current: D - 56, Potential: C - 76, Rating: D
Council Tax:	Band F
Tenure:	Freehold
Authority:	South Hams District Council

Key Features

- Detached bungalow in an enviable coastal location
- Beautifully presented throughout
- Bright and spacious sitting/dining room opening onto the garden
- Modern fitted kitchen with integrated appliances and sea views
- Principal bedroom with en suite and direct access to the garden
- Two further generous double bedrooms
- Enclosed wrap-around gardens with sunny patio terraces
- Driveway parking and attached garage
- Family bathroom and separate cloakroom
- No onward chain

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, take the A379 towards Kingsbridge before turning left at California Cross, following signs for Bigbury and Bigbury-on-Sea. Continue through St Ann's Chapel and follow the road into Bigbury-on-Sea. On entering the village, continue towards the beach and follow the road as directed. The property will be found on the left-hand side, identified by a Marchand Petit For Sale board.

Viewing

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



FLOOR PLAN

**Approximate Gross Internal Area 1397 sq ft - 130 sq m
(Including Garage)**

Ground Floor Area 1224 sq ft – 114 sq m

Garage Area 173 sq ft – 16 sq m



Ground 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.