

LITTLE COURT BIGBURY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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Little Court

Bigbury | Devon | TQ7 4AP

Mileage

Modbury - 4 miles | Kingsbridge - 10 miles

Exeter - 40 miles
(approximately)

Accommodation

Ground Floor

Kitchen / Dining Room, Sitting Room,
Office, WC

First Floor

Principal Bedroom with en-suite and
Dressing Room, Three Double Bedrooms,
Family Bathroom

Outside

Large gravelled parking, landscaped
garden, raised deck with seating, mature
shrubbery

Prime Waterfront & Country House

01548 855590 | pwch@marchandpetit.co.uk

94 Fore Street, Kingsbridge, TQ7 1PP

“Contemporary coastal elegance
surrounded by countryside and sea”

AT A GLANCE

A beautifully appointed New England-inspired coastal residence, thoughtfully remodelled and extended to an exceptional standard, enjoying far-reaching views across open countryside towards the sea from its idyllic village setting in the South Hams.

Beautifully remodelled and extended by the current owners, Little Court is an exceptional detached residence combining timeless New England-inspired design with elegant contemporary interiors.

Occupying a generous private plot in the highly regarded coastal village of Bigbury, the property overlooks neighbouring farmland and enjoys distant views towards the sea, together with an excellent sense of peace and privacy.

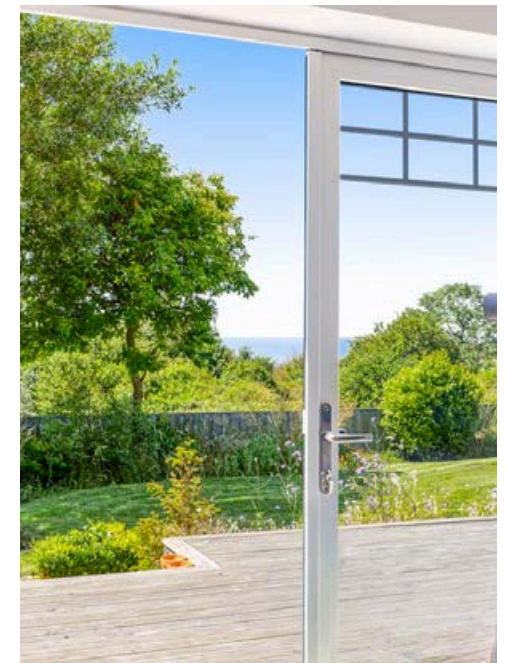
ACCOMMODATION

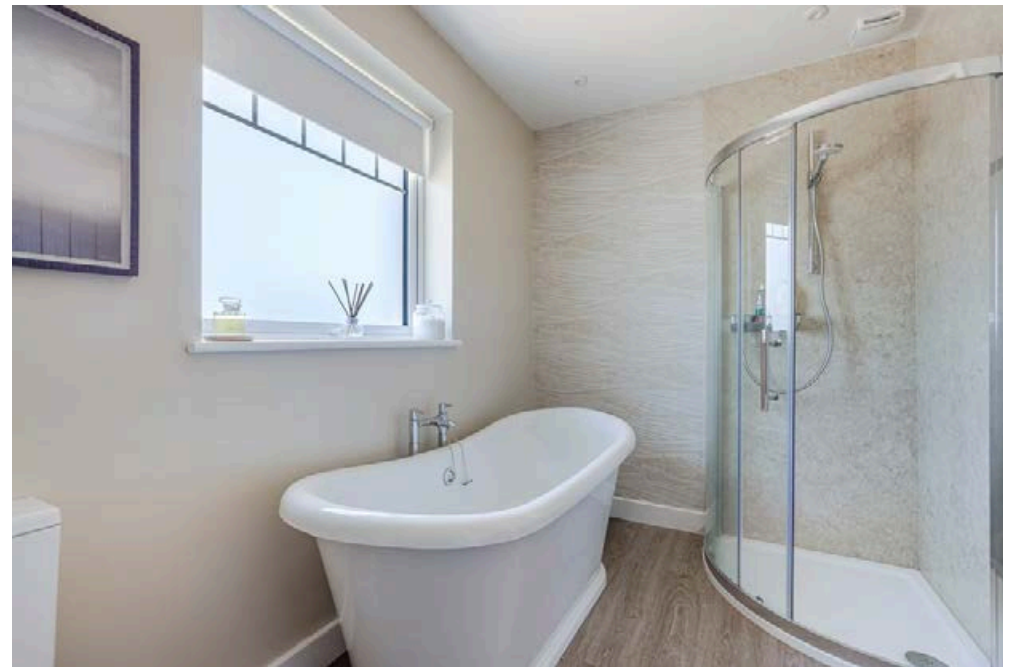
The interiors have been carefully considered, with soft coastal tones, natural textures and quality finishes creating a light, welcoming home of understated elegance.

At the heart of the property is the superb kitchen and dining room, appointed with quality fitted units, quartz worktops, a generous central island, integrated appliances and a walk-in pantry. Designed for both everyday living and entertaining, it provides an impressive focal point for the home.

The elegant sitting room offers a comfortable retreat, while the versatile hobby room or study is ideally suited to home working, creative pursuits or use as an additional reception room. A cloakroom completes the ground floor.

Upstairs are four beautifully presented double bedrooms, including an impressive principal suite with dressing room and en-suite shower room. Three bedrooms enjoy attractive countryside views towards the sea, while the remaining accommodation is served by a stylish family bathroom.







OUTSIDE

Approached through electric gates, Little Court offers extensive driveway parking for numerous vehicles, with ample space for a motorhome or boat, together with an attached garage and workshop.

The landscaped gardens have been designed to complement the home perfectly, with a generous south-facing deck, barbecue terrace, sweeping lawns, greenhouse and established planting. Surrounded by open fields, the gardens enjoy an exceptional degree of privacy and tranquillity, creating the perfect setting for outdoor dining and entertaining while taking in the far-reaching views towards the sea.

SITUATION

Little Court is situated in the desirable coastal village of Bigbury, close to local amenities, highly regarded schooling and the sandy beach at Bigbury-on-Sea. The surrounding area offers excellent walking, water sports and golf, while Kingsbridge, Salcombe, Dartmouth and Plymouth are all within easy reach.



Property Details

Services:	Mains water, private drainage, and oil-fired central heating
EPC Rating:	Current: D (57) Potential: D (68)
Tenue:	Freehold
Council Tax:	Band E
Local Authority:	South Hams District Council

Key Features

- Elegant New England-inspired interiors with beautifully curated coastal styling throughout.
- Four generous double bedrooms, including a superb principal suite with dressing room and en-suite shower room.
- Landscaped south-facing gardens with entertaining deck and barbecue terrace.
- Attached garage/workshop, greenhouse and beautifully established gardens backing onto open farmland.
- Within easy reach of Bigbury-on-Sea, Burgh Island, the South West Coast Path and some of South Devon's finest beaches.

Directions

From Kingsbridge, take the A379 towards Modbury, turning left after approximately four miles towards Bigbury. Continue through St Ann's Chapel into Bigbury, where Little Court will be found on the right, approached via electric gates.

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.

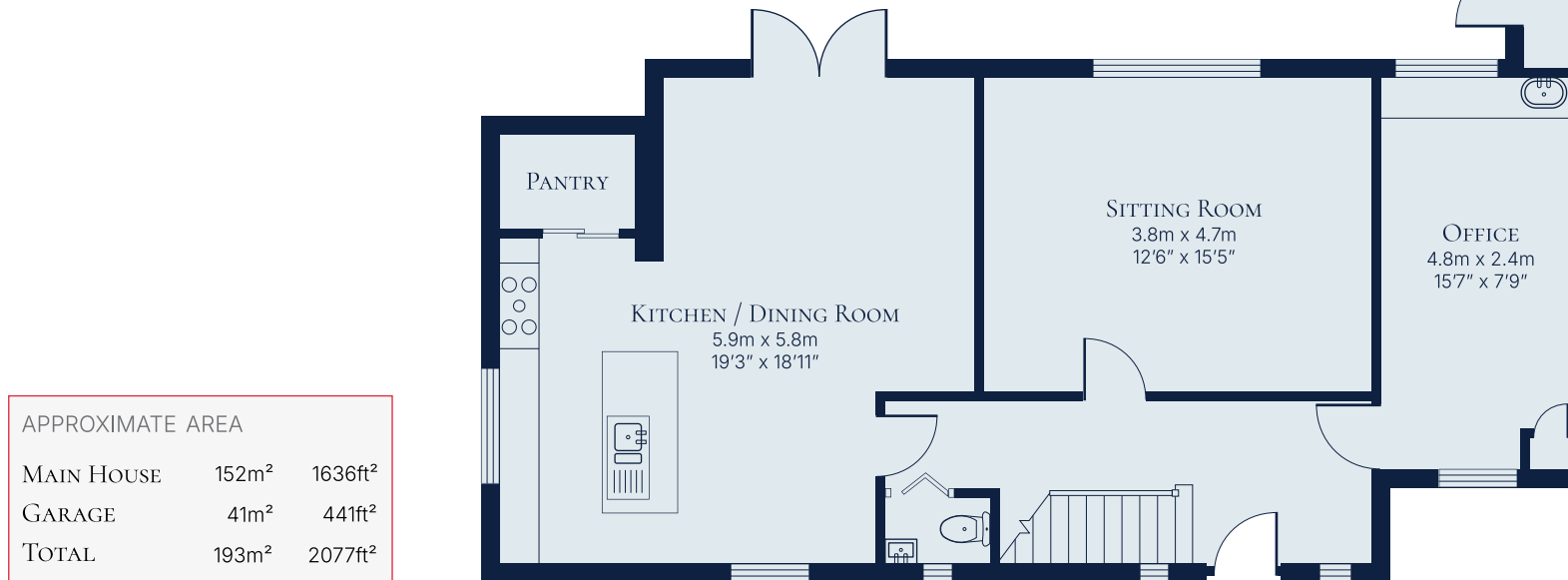
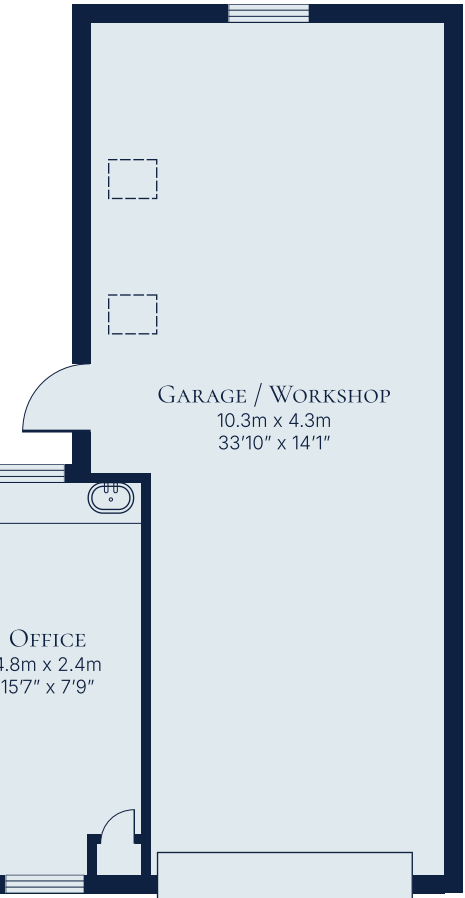
Viewings

Strictly by appointment with the sole agents, Marchand Petit, Modbury





FIRST FLOOR 79.6m² | 857ft²



GROUND FLOOR 72.5m² | 780ft²

APPROXIMATE AREA

MAIN HOUSE	152m ²	1636ft ²
GARAGE	41m ²	441ft ²
TOTAL	193m ²	2077ft ²

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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