

CHELDON CHALLABOROUGH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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Cheldon

Challaborough | Devon | TQ7 4JB

Mileage

Modbury - 5 miles | Plymouth - 17 miles

Kingsbridge - 11 miles
(approximately)

Accommodation

Ground Floor

Kitchen / Living / Dining Room, Sitting Room, Conservatory, Principal Bedroom with En-suite, Two Further Bedrooms, Family Bathroom, Utility Room and WC

Annexe

Two Bedrooms and Shower Room

Outside

Ample driveway parking, paved sun terrace, low-maintenance gardens, enclosed rear courtyard, elevated garden, and double garage currently used as a games room

Marchand Petit Modbury

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4 Broad Street, Modbury, PL21 0PS

“A captivating coastal home, defined by space, versatility and sea views.”

AT A GLANCE

Cheldon is an exceptional coastal home situated just minutes from the beach, with captivating views across the sea and surrounding coastline. Bright, spacious and wonderfully versatile, the property offers more than 1,700 sq. ft. of accommodation, including a charming detached annexe. Whether enjoyed as a wonderful family home or utilised as a successful holiday let, Cheldon offers an exciting opportunity to embrace coastal living while providing excellent flexibility.

Outside, there is a low-maintenance garden, a delightful sun terrace and generous driveway parking. A double garage at the rear is currently arranged as a games room, providing further versatile space for entertaining or leisure.

ACCOMMODATION

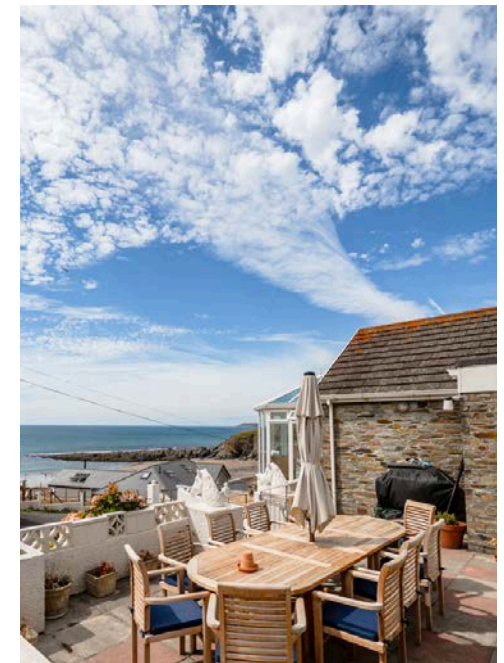
The entrance porch opens into an inner hall connecting the principal rooms. To the left is an inviting sitting room with a side-facing window and sliding doors opening into a delightful conservatory—an ideal place to relax and appreciate the spectacular coastal views.

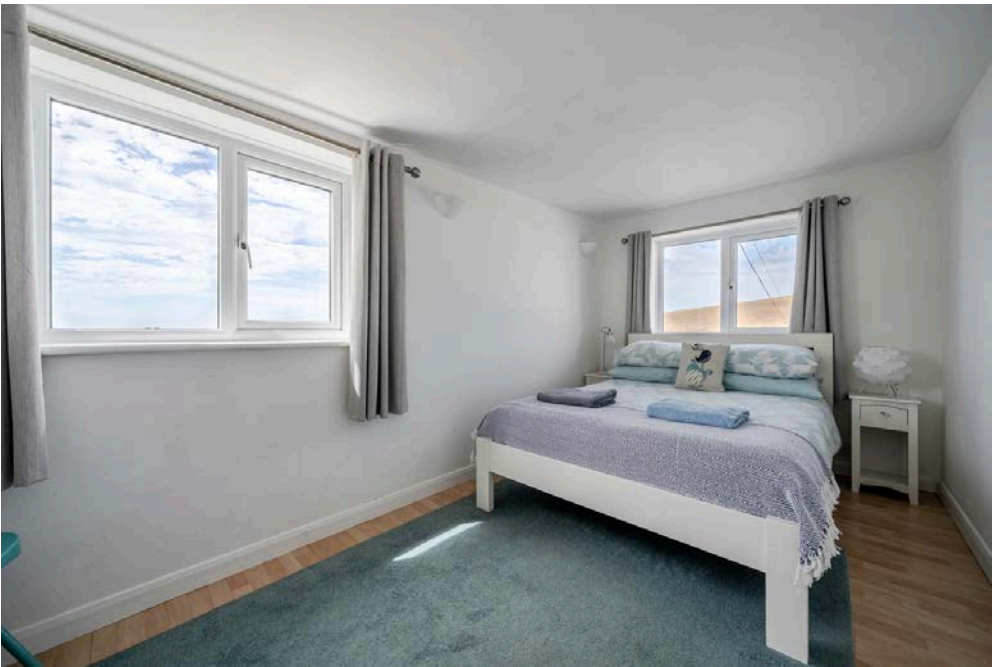
To the right of the hall lies the principal entertaining space: a generous, dual-aspect room incorporating a stylish kitchen, dining area and comfortable seating arranged around an open fireplace. Sliding doors open onto the front patio, creating an easy flow between the indoor and outdoor living areas. Behind the kitchen is a practical utility room with a guest cloakroom and a door providing access to the rear.

The impressive principal bedroom enjoys a dual aspect and a vaulted ceiling with Velux windows. It also benefits from a contemporary ensuite shower room and a useful storeroom, where stairs rise to a mezzanine level. Two further bedrooms have side-facing windows, with the family bathroom conveniently positioned between them.

ANNEXE

The charming detached annexe is ideal for extended family, visiting guests or flexible ancillary accommodation. It is currently arranged as two additional bedrooms and a shower room.







OUTSIDE

A generous driveway at the front provides ample parking. Terraced areas of decorative stone rise towards the conservatory, while a wonderful paved patio offers the perfect setting for alfresco dining and entertaining.

There is a lawn to the left of the property, along with a side gate leading to the enclosed rear courtyard. The double garage is positioned at the rear and is currently used as a games room. A further elevated section of garden would make an excellent vegetable plot and includes a hardstanding area for a shed and greenhouse.

LOCATION

Cheldon is ideally positioned for enjoying the South Devon coast, with the beaches at Challaborough and Bigbury-on-Sea, the South West Coast Path and iconic Burgh Island all within easy reach. The surrounding coastline offers excellent opportunities for walking, swimming, surfing, paddleboarding and kayaking, with a wealth of beaches and sheltered coves to explore. Whether enjoying a day on the water or simply taking in the stunning coastal scenery, there is plenty to enjoy throughout the year. Bigbury Golf Club is also around ten minutes away by car.

The property enjoys captivating elevated views across Challaborough Bay and along the beautiful coastline. Nearby Ringmore is also home to the popular Journey's End Inn, well regarded for its excellent food and welcoming atmosphere.



Property Details

Services:	Mains electricity and water. Mains drainage and oil fired central heating.
EPC Rating:	Current: E (45) Potential: C (80)
Tenure:	Freehold
Council Tax:	Business Rated
Local Authority:	South Hams District Council

Key Features

- Exceptional coastal home with captivating sea and coastline views
- More than 1,700 sq. ft. of bright and versatile accommodation
- Spacious open-plan kitchen, dining and living area with an open fireplace
- Charming detached annexe providing two additional bedrooms and a shower room
- Low-maintenance gardens, sun terrace, ample parking and a double garage/games room

Directions

From our office in Modbury proceed in an Easterly direction turning right at Harraton Cross towards Bigbury. At St Annes Chapel take the right turn by the Pickwick Inn and follow the road into the village of Ringmore. Continue through the village and down the hill into Challaborough. Follow the road around and past the beach taking the first turning right into Cliff Lane. Cheldon will be found at the top of the lane.

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



NB. This Floorplan is for illustrative purposes only.
All dimensions are approximate.



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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