



SMUGGLERS COTTAGE

Babbacombe, Devon



A STUNNINGLY SITUATED, CHARACTERFUL AND WELL PRESENTED HOUSE ABOVE BABBACOMBE BEACH, WITH SPECTACULAR SEA AND COASTAL VIEWS

Summary of accommodation

First Floor: Sitting room | Kitchen/dining room | Terrace balcony | Store room

Ground Floor: Hall | Principal bedroom/shower room suite | Further bedroom and bathroom

Second Floor: Bedroom | Bathroom

Outside: Parking | Garage | Gardens and terrace

Distances: Babbacombe 0.5 miles, Oddicombe Beach 0.9 miles
Torquay Harbour and Seafront 2 miles, Torquay Station 3 miles, Exeter 23 miles
(All distances and times are approximate)

Guide price: £850,000

SITUATION

Smugglers Cottage is situated close to the edge of the Babbacombe Cliffs Site of Special Scientific Interest (SSSI), on the wooded hillside just above Babbacombe Beach and the 5 star Cary Arms luxury seaside hotel and spa.

Babbacombe Beach is a beautiful arc of shingle beach and is a prime spot for diving, sailing and fishing, with small beachside café and slipway. Babbacombe itself emerged as a romantic seaside resort in the Victorian period, praised by Queen Victoria in 1846 as a ‘beautiful spot... red cliffs and rocks with wooded hills like Italy’. It is known as ‘the jewel in the crown’ offering a peaceful, scenic alternative to bustling Torquay, with its lush gardens and seaside charm, and is on the South West Coast Path providing spectacular coastal walking.

The facilities of Babbacombe, including its theatre, are within easy reach of the property, as well as St Marychurch Village with its pedestrianised shopping precinct about a mile away and shops, cafes, pubs and restaurants, as well as Cary Park with tennis courts and bowls club.

About half a mile on foot is Oddicombe Beach, linked by the renowned funicular Cliff Railway to picturesque Babbacombe Downs and Torquay Golf Club just beyond.

Torquay itself is on the ‘English Riviera’ and about two miles away are the harbour, marina, seafront esplanade, beach and facilities of Torquay town, around the bay with its waterside restaurants and bars. The glorious South Devon coast is all easily reached with its beaches, estuaries, coves, rocky cliffs and coastal towns and villages. To the west is Dartmoor National Park, renowned for its stunning scenery.

In Torquay there is a station on the ‘Riviera Line’ between Paignton and Exeter and there are mainline connections to London (Paddington). At Exeter, via the A380 and A38, there is access onto the M5 motorway and an airport.



THE PROPERTY

Smugglers Cottage is just above Babbacombe Beach, with stunning sea views out towards Lyme Bay, The Jurassic Coast and Portland Bill in the distance, and along the beautiful coastline of Babbacombe Bay. The house is in a beautifully sheltered location off Beach Road, below the wooded hillside, and is well presented and full of character and charm, its original features combining with high quality contemporary fixtures and fittings.

The outstanding feature is the wide terrace balcony at first floor level affording spectacular sea and coastal views. Glazed doors from the light and spacious sitting room, with stone fireplace with woodburner and exposed ceiling timbers, open to the balcony and, off the sitting room, is the kitchen/breakfast room, also with exposed ceiling timbers, dining area and stylish fitted kitchen with fabulous sea views.



On the ground floor is the entrance hall and principal bedroom with French doors out to the gardens, also enjoying gorgeous sea and coastal views, as well as an en suite shower room. There is a further bedroom and bathroom on this floor and, from the sitting room, stairs rise to another bedroom and bathroom on the second floor, once again benefiting from the wonderful sea and coastal views.

The driveway off Beach Road provides parking and, adjoining the house, is a garage. Around two sides of the house are lawned gardens on two levels with plant borders and steps rise to a paved terrace and the broad terrace balcony with its fabulous sea and coastal views.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains gas, water, drainage and electricity. Gas boiler.

Local Authority: Torbay Council: 01803 201201

EPC: E

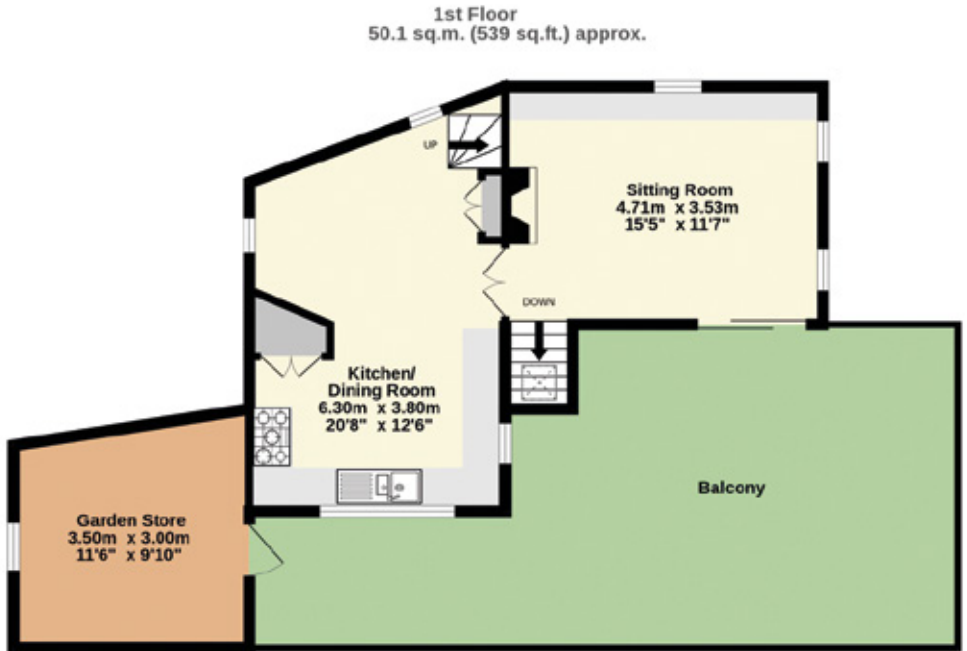
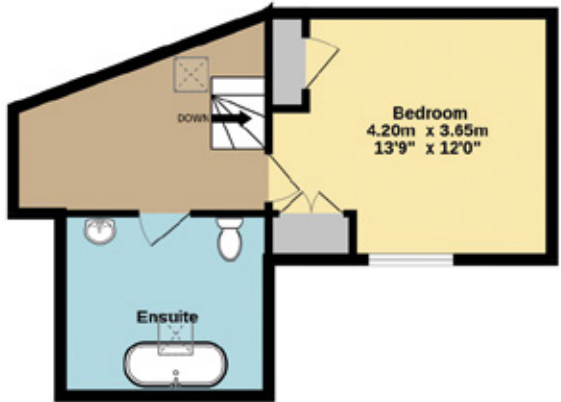
Council Tax: Unknown

Directions: TQ1 3LX

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



2nd Floor
32.3 sq.m. (347 sq.ft.) approx.



Approximate Gross Internal Area
145.3 sq.m. (1564 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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