

# 3 HILLTOP ST ANN'S CHAPEL



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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## 3 Hilltop St Ann's Chapel | Devon | TQ7 4HG

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### AT A GLANCE

A beautifully presented three-bedroom village home occupying a generous corner plot, with extensive parking, a private and versatile garden and easy access to the South Devon coastline.

### THE PROPERTY

A welcoming entrance porch provides useful storage before leading into the sitting room, a comfortable and inviting space filled with natural light from a large picture window. A wood-burning stove creates an attractive focal point and adds warmth and character throughout the seasons.

The kitchen/breakfast room has been recently updated and offers a range of contemporary units, generous work surfaces and an informal breakfast bar, making it ideal for both everyday living and entertaining. The adjoining conservatory provides additional reception space and enjoys views across the garden, with direct access outside.

The first floor comprises three well-proportioned bedrooms, including two double bedrooms and a versatile third bedroom that could equally serve as a nursery, study or guest room. A family bathroom completes the accommodation.

### OUTSIDE

A spacious front and side driveway provides parking for multiple vehicles, with further space for a motorhome, caravan or boat.

The south and west-facing private wrap-around garden includes a paved terrace, lawned areas and established planting. A powered timber cabin offers flexible workspace or leisure use, while a brick outbuilding provides storage or workshop space, and plumbing for a washer/dryer. Further features include a greenhouse, external water and power, and secure gated rear access.

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Modbury Office

01548 831163 | [modbury@marchandpetit.co.uk](mailto:modbury@marchandpetit.co.uk)

4 Broad Street, Modbury, PL21 0PS



# Property Details

Services: Mains electricity, water and drainage. Air source heat pump  
EPC Rating: Current: E (54) | Potential: D (63)  
Council Tax: Band B  
Tenure: Freehold  
Authority: South Hams District Council

## Key Features

- Spacious driveway with ample parking
- Sitting room with wood-burning stove
- Recently updated kitchen/breakfast room
- South and west-facing wrap-around gardens
- Timber cabin with power, light and water
- Air source heat pump

## Lifestyle & Location

St Ann's Chapel is a highly regarded South Hams village, well positioned between the market town of Kingsbridge and the stunning coastline of Bigbury Bay. Benefiting from a local convenience store and popular public house, both within easy walking distance of the property. The surrounding area is renowned for its beautiful countryside, sandy beaches and exceptional coastal walks.

## 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, follow the A379 towards Kingsbridge. Turn right at Harraton Cross towards Bigbury and continue to St Ann's Chapel. After Holywell Stores, turn left, immediately right, immediately past the turning to Hilltop. The property can be found on the left.

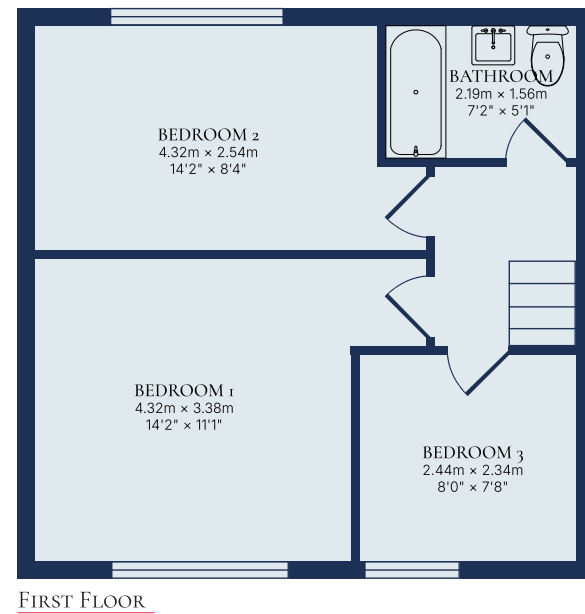
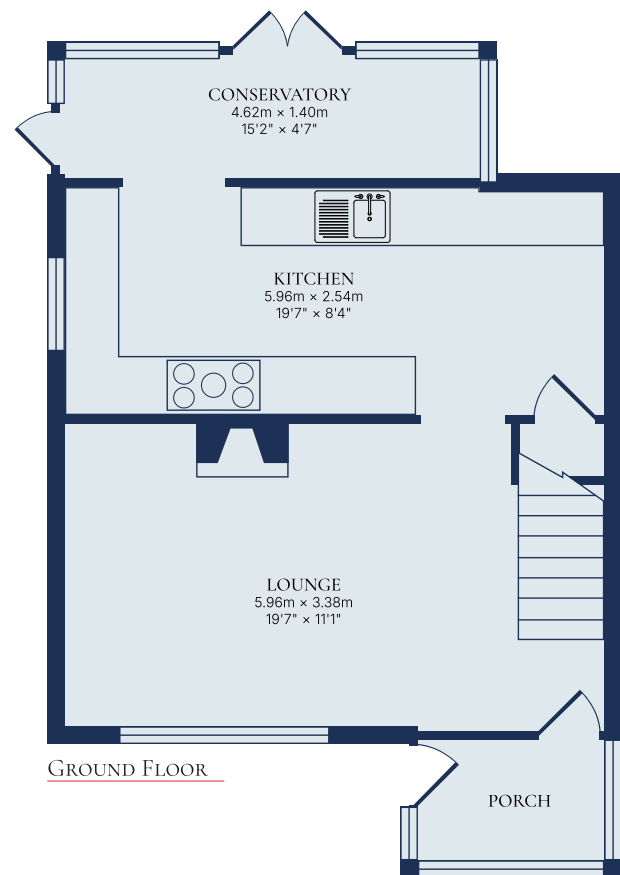
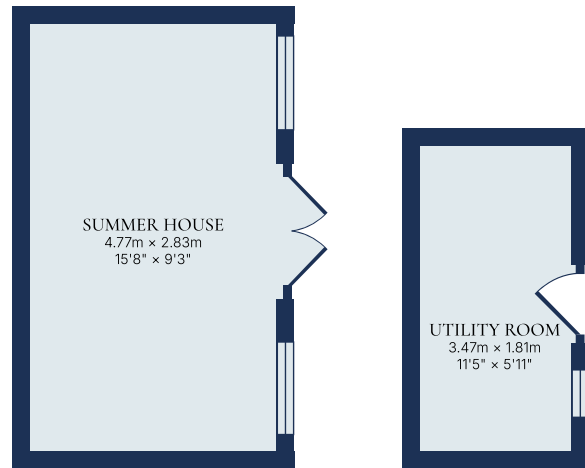
## Viewing

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



# FLOOR PLAN

TOTAL APPROXIMATE AREA  
100m<sup>2</sup> | 1,076ft<sup>2</sup>



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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