



Bigbury, Kingsbridge, Devon, TQ7

Offers Over: £1,000,000

Freehold

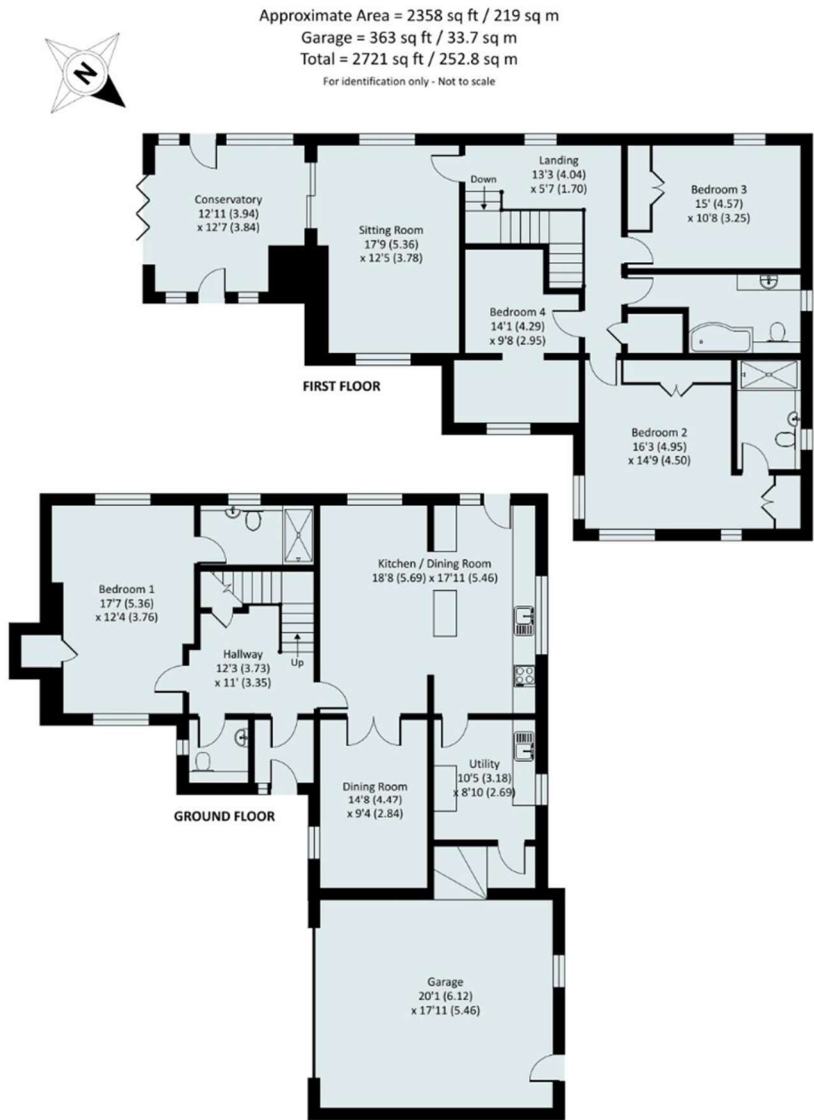
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This versatile 2,700 sq. ft property, built in the 1990s, offers a spacious and thoughtfully designed layout across two floors. Upon entry through the front, the ground floor welcomes you with a hallway featuring a staircase with storage underneath and a guest cloakroom. To the left, the ground-floor guest bedroom (Bedroom 1 on the floor plan) includes dual aspect windows and an ensuite shower room with WC. To the right, the heart of the home unfolds in the expansive kitchen/dining room offering dual-aspect garden views and a rear door leading to the outside. The kitchen is well appointed with matching base and wall units, a central island, and integrated appliances. Double glazed doors open from the kitchen to a dedicated dining room with a front-facing window. Adjacent the utility room includes fitted units, a sink, and space for appliances, with steps leading down to the double garage, which is equipped with an electronic up-and-over door.

On the first floor, a bright and spacious sitting room with a feature fireplace provides a scenic view down the valley and opens to a conservatory through sliding patio doors. The conservatory, large glazed and equipped with electronic roof blinds, pull-down window blinds, underfloor heating, and bifold doors, leads out onto a terrace and side garden. The primary bedroom on this level boasts valley views, fitted wardrobes, and an ensuite. Bedroom 3, with a rear aspect, also has fitted wardrobe while Bedroom 4, a single currently used as a home office, completes the upper floor alongside the family bathroom with a bath, overhead shower, WC, and basin.

Outside, a private drive leads up to a gravelled parking area and the double garage. At the drive entrance, additional parking for two cars is available, with potential to replace it with a double garage, boathouse, or studio (subject to planning permission). The property features a level lawned garden to the right of the drive, framed by hedges and timber fencing, and a charming, paved patio on the left with gardens extending to the rear. The grounds include a small orchard with apple and damson trees, a vegetable plot, and mature shrubs. A sloping, five-acre field beyond the fence, currently used for grazing, and a separate paddock with additional fruit trees, complete this enchanting property.

Nestled in a tranquil, 6.5-acre hillside setting surrounded by woodland, this property is ideal for nature enthusiasts. It's within a short walk of the Avon Estuary, offering recreational opportunities for boating, fishing, and wildlife watching. Located just 1.3 miles from Bigbury village and 3 miles from Bigbury-on-Sea, this sought-after coastal area is renowned for its beautiful beaches and iconic Burg Island. Nearby amenities include Bigbury Golf Club, St Ann's Chapel (offering a village hall, pub, convenience store, and post office), and the stunning River Avon. EPC: C.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Marchand Petit Ltd. REF: 1083688



