



**STAGS**

Marashina,  
Bigbury On Sea



# Marashina,

Parker Road, Bigbury On Sea, Kingsbridge, TQ7 4AT

Kingsbridge 9 miles Modbury 6 miles

- Elevated position with wonderful sea views.
- 20' dual aspect L shaped lounge/diner
- Well-fitted kitchen
- Rear porch/utility room
- Three bedrooms (one en-suite)
- Conservatory
- Garage and ample parking

**Guide price £649,950**

## SITUATION AND DESCRIPTION

Bigbury on Sea is a delightful coastal village, famous for its excellent beaches and Burgh Island, with its Art Deco hotel and Pilchard Inn, both of which can be seen from the property. The Georgian town of Modbury is some 7 miles distance to the North and Plymouth, with its rail and road links, is approximately 18 miles away. Kingsbridge is some 9 miles away and offers an excellent and varied range of shops, services and facilities. We understand that Marashina was built around 1970 and is finished with spar-dashed rendered external elevations, with upvc double glazed windows (bar the kitchen) and doors. In more recent years, it has been extended to the rear with a 24' triple aspect conservatory. Probably the principal feature of the property, though, is its position; occupying an elevated position towards the top of Parker Road, it enjoys wonderful south-westerly views over Burgh Island and the hotel, Bantham beach and down the coast to Bolt Tail. It would be ideal as a permanent or holiday home and also offers huge scope for remodelling/redevelopment, subject to any necessary planning consents. Please refer to the attached floor plan and the accommodation comprises:

The property is accessed via a double glazed entrance door with stained glass insert which leads to the: SPACIOUS ENTRANCE HALL which has wood block flooring and a store cupboard. Access to roof space. Doors lead to all principal rooms. The LOUNGE/DINING ROOM is an L shaped dual aspect room with three picture windows and a double glazed patio door, all of which afford wonderful views of Burgh Island and the hotel, Bantham beach and down the coast to Bolt Tail. Part wood/ part carpeted flooring. Open fireplace with stone surround and hearth and timber mantel. From the dining area, an open doorway leads to the:



A well-presented detached bungalow of character in an elevated position from which superb sea and country views are enjoyed.





KITCHEN which is well-fitted with a range of high gloss silver fronted wall and base units with integrated Bosch electric hob and extractor fan and Neff eye-level oven. Stainless steel sink with rounded edged work surfaces and stainless steel splashbacks. Plumbing for dishwasher. Sun tube. Door to:

REAR PORCH/ UTILITY, a useful room which runs the width of the building and ideal for boot storage etc. Plumbing for washing machine. Door to front and rear.

SEPARATE WC with WC and hand wash basin,

The MASTER BEDROOM is a dual aspect room with fine sea views. It has a built-in cupboard and second loft access and a further door leads to the conservatory. The EN-SUITE SHOWER ROOM is part tiled and has a double-width cubicle with electric shower, WC and hand wash basin.

Heated towel rail/radiator.

BEDROOM 2 is a good sized double room with fitted bedroom furniture comprising wardrobes and a pull-down double bed. Tilt and turn door to the conservatory.

BEDROOM 3 has a vanity hand wash basin and a door with direct access to the garden.

The FAMILY BATHROOM has a coloured suite comprising Jacuzzi bath with chrome taps, shower cubicle with Mira electric shower, WC and hand wash basin with mirror above and shaver/light point. Heated towel rail/radiator. Ample storage cupboards.

The CONSERVATORY was built in 2010 of uPVC construction and adds most useful living space and a further area to enjoy the views towards Burgh Island. There are temperature and weather control auto roof vents together with double glazed doors to both sides leading outside. Laminate flooring.

## OUTSIDE

The property is approached over a concreted driveway which affords hardstanding for at least 4 cars and access to the ATTACHED GARAGE which has an up and over door and power and light connected.

Immediately to the front of the bungalow is a large, south-west facing paved terrace beyond which is a lawned garden.

The rear garden is part lawned for ease-of-maintenance but at the higher part is a raised, west-facing TERRACE, an ideal spot to enjoy the view to Burgh Island! TIMBER SUMMER HOUSE with double glazing and insulation.

## SERVICES

Mains electricity, water and drainage. LPG heating.

## COUNCIL TAX

Band E

## DIRECTIONS

From Kingsbridge, take the A379 towards Modbury. After around 6.5 miles, turn left at Harraton Cross signed "Bigbury-On-Sea" and follow this road into the village. Pass the car park and phone box on the left hand side in the centre of the village. Follow the road around into Parker Road and Marashina will be found close to the top on the left hand side.



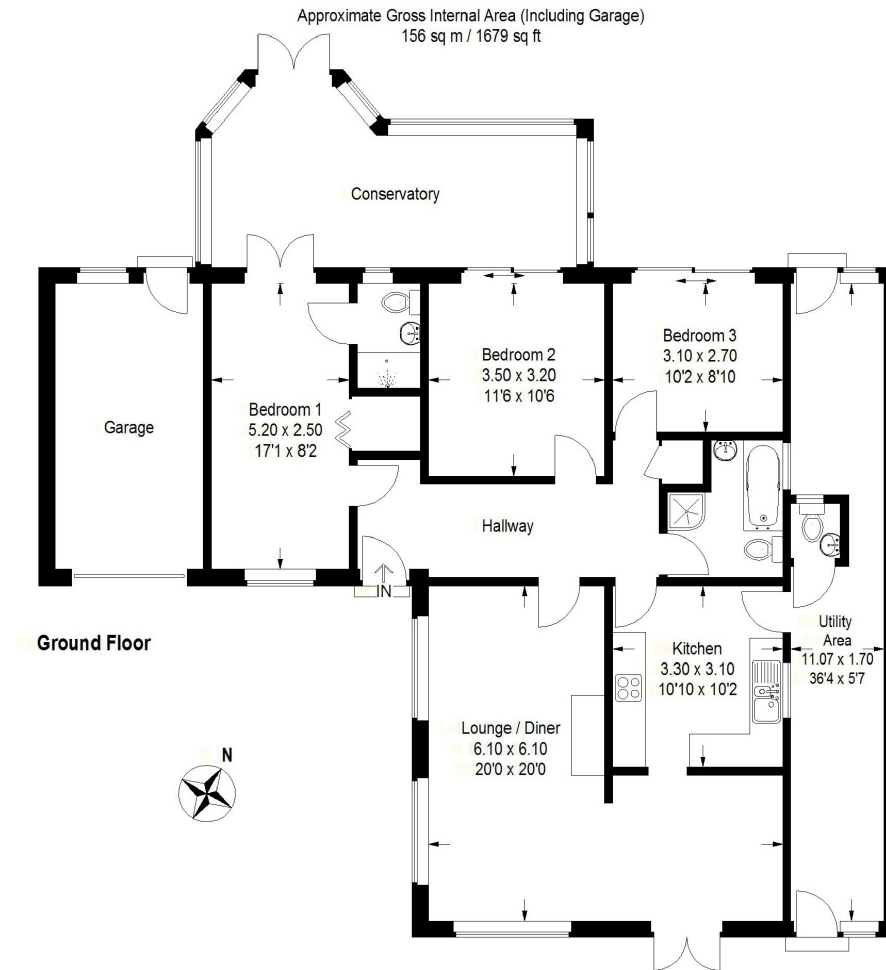


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Stags  
1 The Promenade, Kingsbridge, Devon, TQ7 1JD  
Tel: 01548 853131  
kingsbridge@stags.co.uk

