



**Highcott, Challaborough**  
Kingsbridge, Devon, TQ7 4HT

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS









## Offers in Excess of £500,000

### DESCRIPTION

Occupying an outstanding position, approximately 300 yards from the beach and the Southwest coastal path, this magnificent site offers the opportunity for the new owner to create their own grand design. Full planning permission having been granted for one dwelling. Highcott is set in a generous plot of a third of an acre, including a drive and established gardens.

The property is located within a most desirable seaside setting just a stone's throw from the beach and stunning coastal scenery and the Southwest Coastal footpath. The neighbouring village, Ringmore is an old smuggling village situated at the head of a valley with picturesque views to Bigbury Bay and Ayrmer Cove beach, which is about 20 minutes walking distance from the village with its secluded beach and stunning cliff top walks. Within the village itself there is an award-winning 13th century pub/restaurant and local church. Nearby at St Ann's Chapel there is a Post Office and well-stocked general store which offers a delivery service to surrounding villages. For more comprehensive shopping centres Kingsbridge is to the east and the city of Plymouth is to the northwest.

### PLANNING

The current property is a 3-bedroom, single storey dwelling, of approximately 893 sq. ft. Beneath the property is a garage and basement. The proposed plan of the property is a 4-bedroom, two storey dwelling.

The planning reference is 0019/24/FUL which was granted on 10th September 2024. The proposed accommodation shown on the floor plan included within these particulars shows an area of 2867.3 sq. ft.

### KEY FEATURES

- Full planning consent for a Grand Design (2866 sq. ft) Building
- Epic views of Burgh Island.
- Popular holiday destination
- Elevated private position
- Walking distance of SW Coastal path
- Essential facilities with walking distance.
- 4-5 Bedroom development opportunity

BEDS 4 | BATHS 3 | RECEPTS 1 | EPC F | COUNCIL TAX BAND C | TENURE FREEHOLD

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## Proposed Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		



Total area: approx. 266.4 sq. metres (2867.3 sq. feet)



### SERVICES

Mains electricity, mains water and mains drainage.

### TENURE

Freehold.

### COUNCIL TAX

South Hams District Council. Band C.

### VIEWINGS

Strictly by appointment only through Marchand Petit Modbury Office. Please contact the office to make an appointment.

### DIRECTIONS

From Modbury proceed along the A379 towards Kingsbridge and turn right at Harraton Cross for Bigbury-on-Sea and Burgh Island. Follow this road through St Ann's Chapel turning right after The Pickwick Inn signposted Ringmore/Challaborough. Continue through the village of Ringmore and follow signs for Challaborough. The property is accessed off a private drive on the right-hand side on the hill down towards the Challaborough Bay.

### 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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