

RINGMORE VEAN

RINGMORE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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Ringmore Vean
Ringmore | Devon | TQ7 4HL

Mileages

Kingsbridge - 7 miles | Modbury - 5 miles

Plymouth - 14 miles

(All mileages are approximate)

Accommodation

Ground Floor

Kitchen, Living Room, Study, Lounge, Utility, Double Bedroom
and Shower Room

First Floor

3 Double Bedrooms with En-suite

Pool Room

Double Bedroom with En-suite

Outside

Extensive Gardens, Mature Shrubbery, Heated Swimming Pool,
Large Patio with Seating and Shed

Modbury Office

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4 Broad Street, Modbury, PL21 0PS

Prime Waterfront & Country House

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94 Fore St, Kingsbridge, TQ7 1PP



AT A GLANCE

Set on the fringe of the beautiful 'chocolate box' village of Ringmore in the South Hams AONB, Ringmore Vean is a stunning, sympathetically restored white-slate cottage with five en-suite double bedrooms, a bespoke kitchen by Barnes of Ashburton, multiple receptions and a separate study. Mature, private gardens wrap around a sun-drenched pool terrace—just minutes from Aymer Cove, The Journeys End Inn and the South West Coast Path.

ACCOMMODATION

On the ground floor, a timber front door opens into an entrance area that bridges the sitting room and study. To the left, the sitting room, arranged as a sociable space and centred on a wood-burner—perfect for a cosy winter evening after a walk at Aymer Cove. Beyond the sitting room lies the bespoke kitchen by Barnes of Ashburton, fitted with deep-green Shaker cabinetry, brass hardware, quartz worktops, a central island, a Quooker tap and a dual-control electric AGA that add warmth, character and convenience. A useful hallway between the kitchen and utility provides space to store coats and shoes, and leads to a shower room—perfect for washing off sandy feet or muddy boots. Furthermore, the utility room offers practical space for laundry and household tasks.

A few steps down from the kitchen lead to the dining room, a characterful area with a vaulted ceiling, wood-burning stove and doors to the garden. A stable door beyond opens into the beautiful lounge, a flexible space that can serve as an informal living area or a private guest suite with its own bedroom and bathroom. Back at the entrance, the room to the right is used as a study. A handsome bay window makes an ideal desk recess, though the current arrangement with sofas and a coffee table hints at afternoon teas with friends.

Upstairs, the landing gives access to three double bedrooms, each with their own en-suite. The principal bedroom occupies the eastern end of the house, with bedrooms two and three completing the first-floor accommodation. Separate from the main house and reached via the pool terrace, the 'Pool House' serves as a studio or fifth bedroom. It has an en-suite shower room and is ideal as a guest suite, hobby room or potential holiday let.

OUTSIDE

A series of broad terraces wrap around the rear of the house, providing several seating and dining areas that step gently down to the pool enclosure. The pool is surrounded by paved sun-bathing space and screened by established hedging and timber fencing for privacy. Beyond, lawns bordered by mature trees, flowering shrubs and herbaceous borders create an attractive, sheltered setting. A timber plant/store sits beside the pool, while further outbuildings offer garden storage. From the upper terrace there are lovely views across the gardens to the woodland backdrop. The property further benefits from off road parking for numerous cars.





LOCATION

Ringmore is a small, unspoilt village tucked into a fold of countryside about a mile inland from Ayrmer Cove and Challaborough Bay on the South Devon coast. It lies within the South Hams Area of Outstanding Natural Beauty and is renowned for its network of footpaths, including routes that link directly to the South West Coast Path. The village has a strong sense of community, centred around the Grade-I-listed church of All Hallows and the 13th-century Journey's End Inn. A broader range of shops, services and schooling can be found in nearby Modbury and Kingsbridge, while Plymouth is approximately 14 miles to the west, providing main-line rail services and access to the A38 Devon Expressway.

“Quintessentially Devon in every detail, Ringmore Vean brings to life the image of the perfect country cottage, generous in scale and brimming with charm”





Property Details

Services:	Mains Water, Electricity and Drainage. LPG Central Heating.
EPC Rating:	Current - G Potential - E
Council Tax:	Band G
Tenure:	Freehold
Authority	South Hams District Council

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.

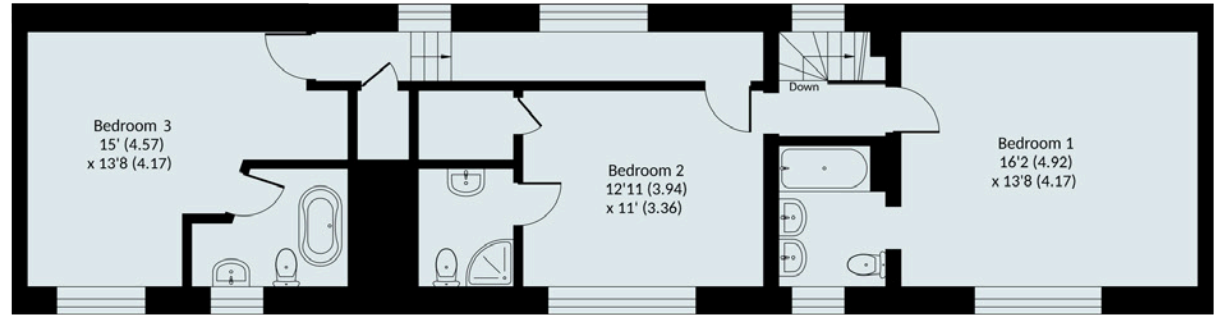
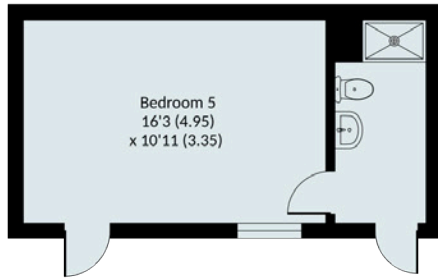
Directions

From Harraton Cross, leave the A379 towards Bigbury-on-Sea for about 1½ miles to St Ann's Chapel, turn right after the Pickwick Inn for Ringmore and follow the lane for roughly a mile into the village; Ringmore Vean is on the left just after the church.

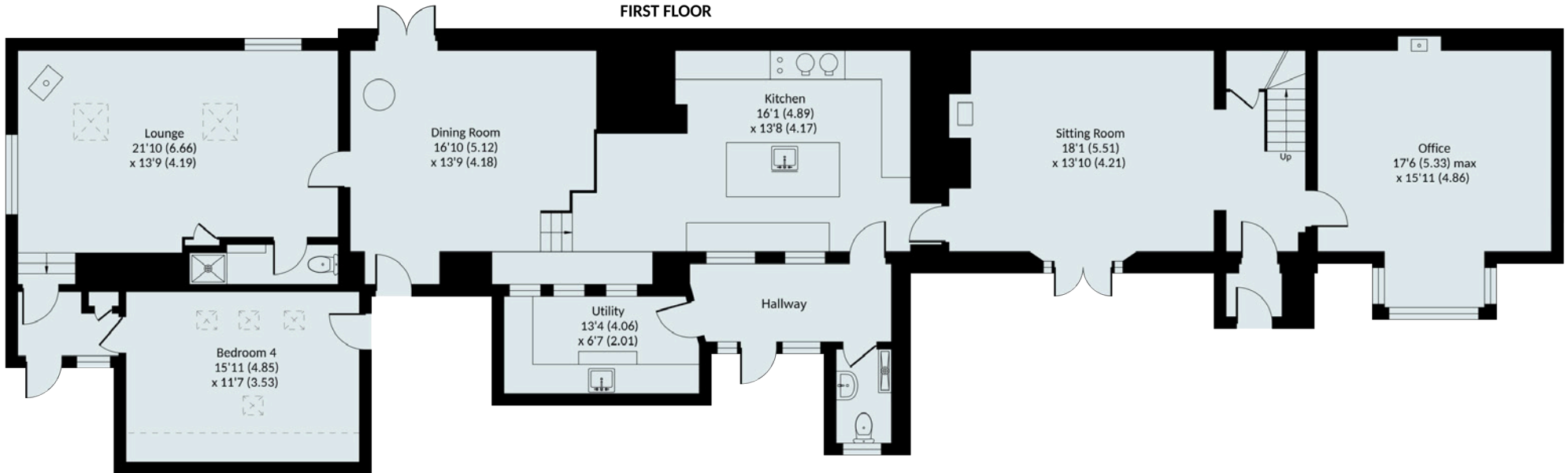
Viewing

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





FIRST FLOOR



GROUND FLOOR

APPROXIMATE AREA

Internal Area	Outbuildings	Total
2873ft ² 267m ²	236ft ² 22m ²	3109ft ² 289m ²

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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