

CLEMATON LEE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

CLEMATON LEE

Take in the stunning views, stroll down to the beach, or simply unwind in your garden – this detached bungalow in Bigbury-on-Sea offers the very best of coastal living. With a self-contained annexe on the lower level, there's even the potential to generate income while enjoying the lifestyle.

ACCOMODATION

Set on a gently sloping plot in a quiet cul-de-sac, the main home is all on one level. The light-filled sitting room and two of the three bedrooms enjoy sweeping sea views to the front. The double-aspect sitting room also features an open fireplace and direct access to the rear garden – perfect for cosy evenings and summer entertaining.

The kitchen is fitted with units and provides garden access as well as housing the oil-fired central heating boiler. A spacious bathroom includes a bath, WC, wash basin, and separate shower cubicle. A convenient cloakroom and three well-proportioned bedrooms complete the accommodation.

ANNEXE

Below the main house, the annexe offers a great opportunity for rental income, guest accommodation or multi-generational living. Accessed via a private entrance, it comprises a studio room with a compact kitchen area, a hallway, and a shower room.

OUTSIDE

A driveway provides parking for two cars and leads to the side garage. Terraced front gardens guide you via a footpath to the entrance, while the rear garden offers further terraced areas, a level lawn, a shed, and a patio at the top – the ideal spot to enjoy panoramic views over the surrounding landscape.

POTENTIAL AND LOCATION

While perfectly liveable as-is, the property offers exciting potential for modernisation, improvement or extension (subject to the necessary planning consents). Bigbury-on-Sea is a highly desirable coastal village offering beach access, stunning walks, and proximity to the local golf course. Shops in both Bigbury village and Bigbury-on-Sea provide essential amenities.



PROPERTY DETAILS

Property Address

Clematon Lee, Folly Hill, Bigbury on Sea, Devon, TQ7 4AR

Offers in excess of

£800,000

Services

Mains electricity, water and sewage. Oil fired central heating

EPC Rating

Current: D, Potential: A

Council Tax Band

Band F

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Elevated position
- Potential for renovation or redevelopment (subject to planning)
- Sought after location
- Garage and off street parking
- Stones throw from the beach
- Generous plot

Fixtures & Fittings

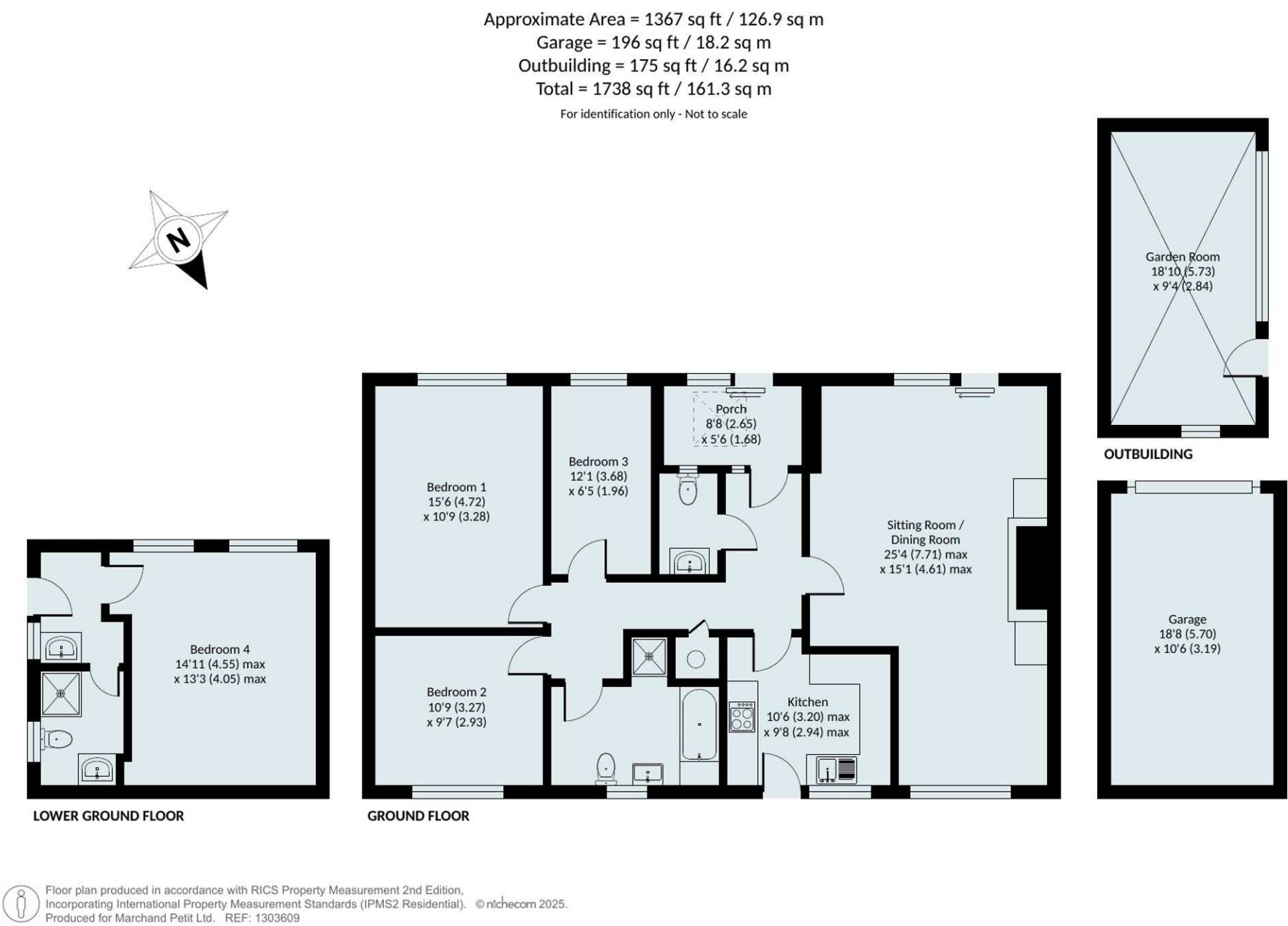
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



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