



Oak Cottage





# Oak Cottage

Bigbury, Kingsbridge, Devon TQ7 4AP

A rare opportunity to purchase part of the former Royal Oak public house, the renovation has created three distinctive properties. Oak Cottage is a spacious, contemporary, three bed end of terrace property with sea views, garden and two private parking spaces. Leasehold. EPC: B.

- Sea views
- Two parking spaces
- Contemporary kitchen
- No onward chain
- Leasehold with share of Freehold
- New build conversion
- Enclosed garden
- Open plan living
- Three double bedrooms
- Council Tax Band

Guide Price £485,000

## SITUATION

Bigbury is a pleasant village a couple of miles away from Bigbury on Sea the coastal village, famous for its excellent beaches and art deco Burgh Island Hotel. St Annes Chapel is approximately a mile away and has an excellent Shop/General store/ Post office, whilst the Georgian town of Modbury has a good range of local, everyday shops, five miles to the north west. Kingsbridge is nine miles to the east and has a larger, more comprehensive range of shops, services, schools and facilities.

There are at least two excellent golf courses - Thurlestone and Bigbury - within easy reach, with the latter being just a mile or so from the property. There are also numerous beaches and coves close by, with sailing available at Salcombe and Newton Ferrers.

## DESCRIPTION

The recent renovation of the Royal Oak has created a modern, spacious three bedroom end terrace property set in the idyllic village of Bigbury with great rural and sea views. The open plan living provides a great flow and a superb space for entertaining, along with three double bedrooms.





## ACCOMMODATION

Before entering into the large open plan 'L' shaped living area, there is an entrance hall and downstairs WC. The light and spacious ground floor flows around to the contemporary kitchen with integrated appliances including a fridge, freezer, combination microwave, oven, dishwasher and washing machine. There is good range of wall and base units to provide the perfect practical storage space. A great entertaining space. Sliding doors lead out onto a paved patio area with steps up to a grassed lawn.

Upstairs there are three double bedrooms off a central landing. The master bedroom has built in storage and an en-suite shower, WC and washbasin. This room is very bright benefiting from electric Velux windows and a window looking down across the valley, capturing a sea view. Bedroom two is again a good size, light double room. Bedroom three has a curved feature wall upon entering and is a bright double room. There is also a modern family bathroom leading off from the landing, with a bath, overhead shower, WC, wash basin and an illuminated mirror.

## OUTSIDE

Sliding doors from the dining area lead out onto a paved patio area with steps up to a grassed lawn. Around the front of the property are two private parking spaces and planted borders. Private bin storage.

## SERVICES

Mains water and electric. Klargestar septic tank. LPG tanked gas, individually metered.

## TENURE

Leasehold. 999 years remaining from January 2022. 1/3 share of the freehold. There is a £450 per year charge to maintain the klargestar, communal driveway, lighting and planted borders and for the communal gas tank.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

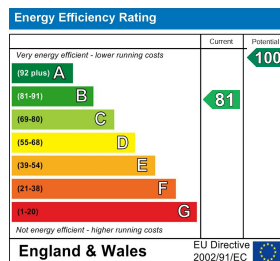
## DIRECTIONS

From Kingsbridge head on the A379 through Churchstow, at the round abbot take the third exit continuing on the A379 through Aveton Gifford. At Harraton Cross turn left onto the B3392. Follow this road for just over 3 miles through St Ann's Chapel until you reach Bigbury where Oak cottage will be found on the left hand side, where the former Royal Oak Public House was situated.

## VIEWING ARRANGEMENTS

Strictly by appointment please through Kingsbridge Branch.





1 The Promenade, Kingsbridge,  
TQ7 1JD

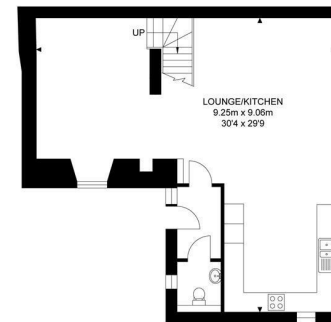
kingsbridge@stags.co.uk

01548 853131

These particulars are a guide only and should not be relied upon for any purpose.

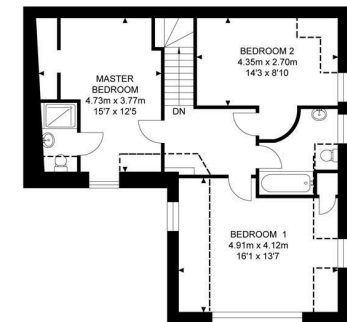
## Oak Cottage

TOTAL FLOOR AREA 1388.54 SQ FT / 129.0 SQM



### GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA  
692.11 SQ FT / 64.30 SQM



### FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA  
696.42 SQ FT / 64.70 SQM

For illustrative purposes only. Not to scale.  
Whilst every attempt has been made to ensure  
accuracy of the floor plan all measurements are  
approximate and no responsibility is taken for  
any error, omission or measurement.



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