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CHARLES HEAD

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EXPERTS IN PROPERTY



Foxhole • Bigbury

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Foxhole

Bigbury • TQ7 4AN

Salcombe 9.7 miles | Kingsbridge 5.9 miles | A38 Devon Expressway 13.8 miles | Totnes 16.8 miles
(London Paddington 2 hours 5 minutes) (all distances and times approximate)

Unveil the splendour of Foxhole: A tranquil detached property, enchanting gardens, shepherd's hut, detached garage, ample parking – Where timeless elegance meets modern comfort in the heart of nature.

Property

Open plan kitchen, dining and living room | Utility | Shower room | Snug

Bedroom 1 with en-suite | Bedroom 2 | Bedroom 3 | Bathroom

Exterior

2 paved terrace's | Lawned garden | Landscaped pathways leading to a raised decked area.

Foxglove

Bedroom | Living area | Toilet | Decked Terraced

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Nestled in the picturesque and serene location of Easton Bigbury, Foxhole welcomes you to a world of modern comfort and timeless charm. This exquisite detached cottage offers a harmonious blend of contemporary amenities and classic allure, providing an ideal retreat in the midst of natural beauty. While situated in the peaceful tranquility of its surroundings, Foxhole also boasts accessibility to the sought-after destination of Bigbury-On-Sea, striking a perfect balance between serenity and convenience.

Spanning two stories, the meticulous redesign of Foxhole unveils a spacious and stylish abode. As you enter, the lower ground floor unfolds a welcoming sitting room, complete with an inviting open fireplace that whispers of cozy evenings. A sense of practicality is interwoven with charm through a large storage cupboard, catering to your organizational needs.

The true heart of the home beats within the open-plan living, dining, and kitchen area, seamlessly fusing classic architecture with modern design. Natural light cascades through Velux windows, sash windows, and French doors that generously open to the private garden, creating a wonderful outdoor- indoor experience. A charming log burner takes center stage in the living area, promising snug gatherings and cherished memories.







The kitchen stands as a testament to the perfect marriage between modern convenience and traditional character. A large island houses an integrated oven and hob, accompanied by the timeless presence of an electric Aga. With a dishwasher, fridge, and an abundance of workspace, this kitchen is a culinary enthusiast's dream. Effortlessly flowing from the kitchen, the utility room boasts additional practicality with a supplementary fridge/freezer, washer/dryer, and ample storage.

An adjoining shower room adds a touch of versatility, catering to both everyday needs and guest accommodations. The practicality extends with a second porch, designed to effortlessly accommodate coats and shoes while preserving the cottage's uncluttered elegance.

Ascending the stairs reveals three meticulously appointed bedrooms. Among these, two are charming doubles, while the master bedroom shines with double aspect windows that beckon in natural light and offer serene views. An en-suite shower room completes the master suite, adding a touch of privacy and convenience.

The pinnacle of elegance is reached in the grand family bathroom, adorned with a free-standing bath and a separate shower. A pitched skylight overhead illuminates this space, creating an airy and unique ambiance that transforms each bathing experience into a ritual of indulgence.







This turnkey gem is not merely a home but an experience. The enchanting gardens that enfold the property are a living canvas, carefully landscaped to offer a sanctuary of beauty and tranquility. Patio terraces beckon outdoor dining and leisurely conversations, while verdant lawns provide a backdrop of serenity. Concealed terraces, strategically placed amidst mature trees and thoughtfully planted shrubs, offer moments of seclusion and reflection. Delightful pathways meander through the gardens, guiding you through a journey of discovery where every step unveils a new aspect of this magical haven.

One of Foxhole's crowning features is the Shepherd's hut, perched at the pinnacle of the grounds. Fully insulated and impeccably designed, this charming hut boasts a bedroom, a WC, and a cozy log-burning stove. Its versatility makes it a sanctuary for guests, an intimate space for family members, or even a potential investment opportunity. For added convenience, the property includes a detached garage and adjacent parking spaces that have served the property for many years. This unique and versatile property appeals to a wide range of buyers, whether you are seeking a main residence, an investment property, or a lock-and-leave holiday home.

Discover the enchanting destination of Bigbury-On-Sea, located approximately 3.5 miles from Foxhole. With its sandy beaches, iconic sea tractor leading to Burgh Island's historic hotel and Pilchard Inn pub, along with attractions like Bigbury Golf Course, this property is located in a haven of natural beauty and history. Nearby amenities in St. Ann's Chapel include a convenience store, the inviting Pickwick Inn pub, and the delectable seafood offerings of The Oyster Shack. Explore picturesque walking trails along the tidal road to Aveton Gifford and the South West Coastal Path, or take a short drive to the charming towns of Modbury and Kingsbridge, adding a touch of community vibrancy to your coastal escape.







Tenure: Freehold

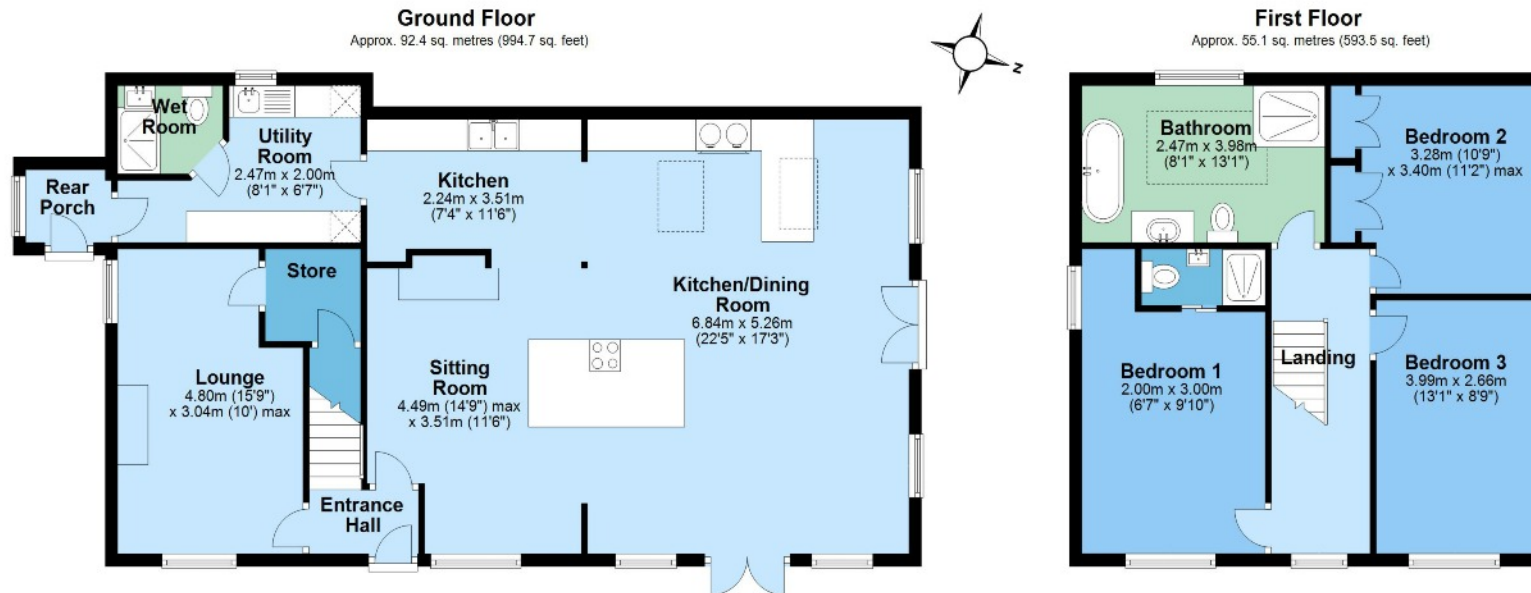
Council Tax Band: F

Services: Mains electricity, water, drainage. Oil central heating.

Local Authority: South Hams District Council

Directions: Following along the A379 from Kingsbridge to Modbury, take the left hand turning signed posted Bigbury and Burgh Island. Follow this road and as you enter St Anns Chapel turn left at the post office following the road towards Easton and take the next left. The property will be down the hill on your left.

Viewing's: Very strictly by appointment only.



Total area: approx. 147.5 sq. metres (1588.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

DISCLAIMER

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2. All measurements, areas and distances referred to are approximate. Orientations, descriptions and other statements are an opinion given in good faith and should not be relied upon as being a statement or representation of facts.
3. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.
4. Any reference in these particulars to alterations or a particular use of part of the properties does not imply that a requirement of planning, building regulations or other consents have been obtained and prospective purchasers are advised to obtain verification from their solicitor or surveyor.
5. Any reference to tenure is made based on information supplied by the vendor and prospective purchasers are advised to obtain verification from their solicitor.
6. Prospective purchasers should check with the agents any aspect of the properties, which may be of particular importance and also availability before travelling any distance to view.