

DOLPHIN HOUSE

FOLLY HILL, BIGBURY-ON-SEA, DEVON



JACKSON-STOPS

DOLPHIN HOUSE, FOLLY HILL, BIGBURY-ON-SEA, DEVON

TOTAL APPROX. FLOOR AREA 2700.3 SQ FT / 250.8 SQ M

A gorgeous beachside home, with five double bedrooms, four bathrooms, garage, driveway, gardens and stunning views.



DISTANCES

MODBURY 8 MILES

KINGSBRIDGE 10 MILES

A38 DEVON EXPRESSWAY 12 MILES,
THE BEACH... ACROSS THE LANE!

GROUND FLOOR

- Spacious and impressive entrance hall
- 4 double bedrooms with 2 en suite shower rooms
- Family bathroom
- Cloakroom
- Utility room

FIRST FLOOR

- Large galleried landing
- Kitchen / breakfast room
- Sitting / dining room opening to a wraparound decked balcony
- Main bedroom with dressing room and en suite bath / shower room and double doors to the garden

OUTSIDE

- Garage
- Driveway parking for several vehicles
- EV charging point
- Terraces
- Gardens
- Dining balcony off the living room

LOCATION

Bigbury-on-Sea and Bantham, both beautiful, world class destinations, flank the mouth of the Avon Estuary, also known as the River Aune in South Devon. Bigbury-on-Sea is famous for its large, sandy beach and tidal causeway to Burgh Island, which is renowned for its luxurious Art Deco hotel, the historic 14th-century Pilchard Inn, association with author Agatha Christie, and its unique accessibility by foot at low tide or a sea tractor at high tide. Despite its peaceful, coastal feel, the area is well supported for day-to-day living with nearby Holywell Stores and Post Office, and The Pickwick Arms at St Annes Chapel. Aveton Gifford, 3 miles away, offers a primary school, a community shop and post office and a further village pub. The market town of Kingsbridge is about 10 miles away and provides secondary schooling, a leisure centre, a cinema, a medical centre and a gorgeous range of shops, pubs and restaurants. Bigbury is popular for surfing, water sports, coastal walking, and golf, with the beautiful Bigbury links golf course less than a mile away. Totnes is about 18 miles and provides a mainline rail link to London Paddington (2hrs 40 mins), and the A38 Devon Expressway which links the M5 motorway at Exeter is about 12 miles.



THE PROPERTY

Dolphin House is a gorgeous detached coastal residence, thoughtfully designed, with reverse-level living fully embracing its spectacular beach side setting, and offering far-reaching views across National Trust land and the sea beyond. The house opens on the ground floor into an overly generous entrance hall, where the central floating staircase forms an impressive focal point, and rises to a galleried landing above. There are four double bedrooms on the ground floor, two of which have en suite shower rooms, in addition to the family bathroom, separate cloakroom and a utility / boot room. The first floor comprises the principal bedroom suite, featuring a sitting area, dressing room and an en suite bathroom fitted

with both a bath and separate shower. Double doors open directly onto the rear garden from the bedroom. Also on this floor, a beautifully appointed kitchen / breakfast room is comprehensively fitted with integrated appliances including twin ovens, induction hob, wine fridge, double fridge/freezer, dishwasher, microwave and generous pantry storage. This space flows effortlessly into a superb reception area, where the sitting room, centred around a glass-fronted gas-fired log burner, opens to the dining area, all designed to maximise light and views. From here, doors lead out onto an al fresco dining terrace, complete with an electric sunshade/ canopy, offering sea views and a wonderful setting for entertaining.



OUTSIDE

Dolphin House is situated at the end of a private road and across the lane from the beautiful sandy beach, so to say it's a 'stone's throw' from the beach, in this case is no exaggeration! The gardens beautifully complement the house, with wrap-around terracing providing several seating and entertaining areas, and the outdoor hot shower, is perfect to clean off the sand after a day by the sea. The front terrace is enhanced by a charming stream with well-established planting, while to the rear, a private and sheltered garden rises to a full-width decked terrace, enjoying superb, views.

Further benefits include driveway parking for several vehicles, and an integral garage with EV charging point,

DIRECTIONS (TQ7 4AR)

From the A379 Modbury / Kingsbridge Road, take the B3392 to Bigbury. Follow the road for about 5 miles and as you descend down Folly Hill into Bigbury-on Sea, pass the car park on the right and take the next right hand turn, followed by an immediate left into shared private drive. Dolphin House is the last property on the right in the corner.

What3words – ///footsteps.publish.gossiped

PROPERTY INFORMATION

Services: Mains water, electricity and drainage. LPG CH via radiators

Tenure: Freehold

Local Authority: South Hams District Council 01803 861234

Council Tax Band: G

EPC rating: E

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: By appointment with Jackson-Stops Exeter office: 01392 214222

DOLPHIN HOUSE

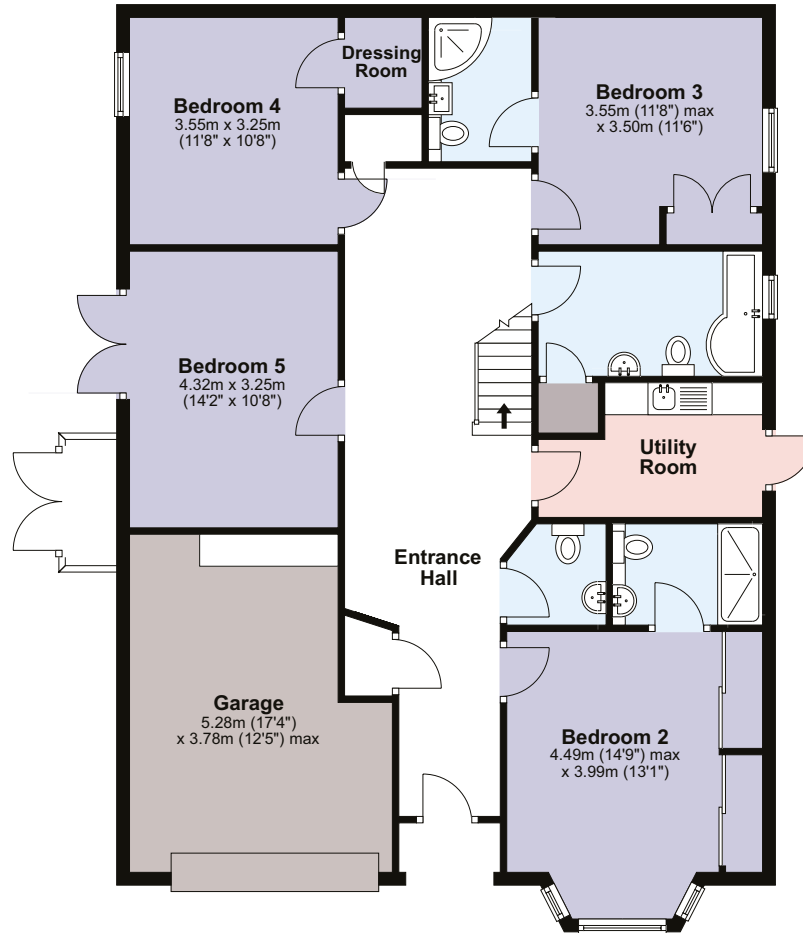
APPROX. FLOOR AREA

MAIN AREA: 231.4 SQ (2491.2 SQ FT)

GARAGES: 19.4 SQ M (209.1 SQ FT)

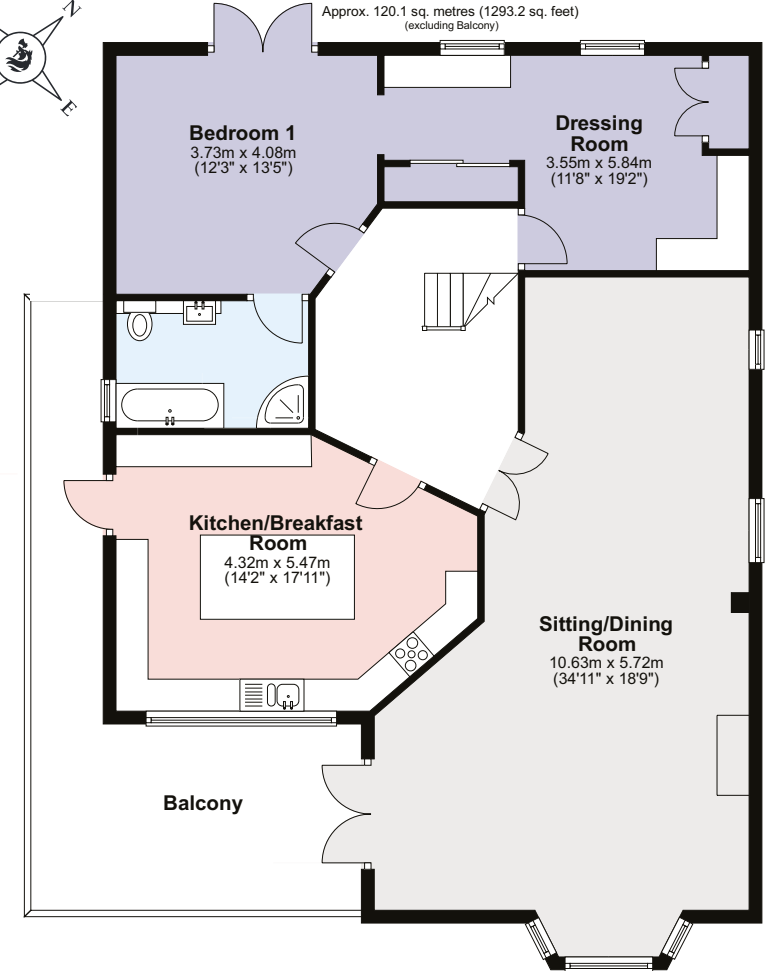
Ground Floor

Main area: approx. 111.3 sq. metres (1198.0 sq. feet)
Plus garage, approx. 19.4 sq. metres (209.1 sq. feet)
(excluding Hallway, unnamed room)

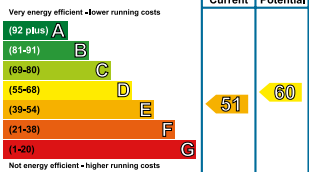


First Floor

Approx. 120.1 sq. metres (1293.2 sq. feet)
(excluding Balcony)



Energy Efficiency Rating



Measured in accordance with RICS guidelines.
Every attempt is made to ensure accuracy, however
all measurements are approximate. This floor plan
is for illustrative purposes only and is not to scale.

Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

EXETER

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