



Luscombe Maye
Since 1873

Ringmore, Kingsbridge, TQ7

3 2 2



DESCRIPTION

Coming to the market for the first time in almost 40 years is this charming three double bedroom character cottage, nestled in the picturesque village of Ringmore. Offering a blend of traditional appeal and versatile living space, this home is perfectly situated for those seeking a tranquil lifestyle with easy access to stunning coastal walks and local amenities. On the ground floor, you will find a practical kitchen/breakfast room, providing plenty of space for you culinary and family needs, as well as a useful utility room and a convenient downstairs WC, complemented by an additional pantry storeroom for ample storage. On the other side of the house there is a comfortable lounge and a separate dining room, offering versatile spaces for relaxation, entertaining, and family gatherings. Upstairs, the property boasts a generously sized master bedroom and two additional double bedrooms offer comfortable accommodation, all with far reaching countryside views. The first floor is completed by a well appointed shower room and an additional family bathroom. The outside space is a true highlight of this charming cottage. A mature garden provides a delightful setting for outdoor enjoyment, featuring multiple stores for gardening equipment and outdoor essentials. A unique workshop under the house offers a practical space for hobbies or DIY projects. Further enhancing the property is a detached garage with parking for a number of vehicles, being a significant benefit in this desirable location. A public footpath a short distance from the house provides direct access through Nation Trust land to a local beach by foot, perfect for leisurely strolls and enjoying the natural beauty of the coastline. **SITUATION**

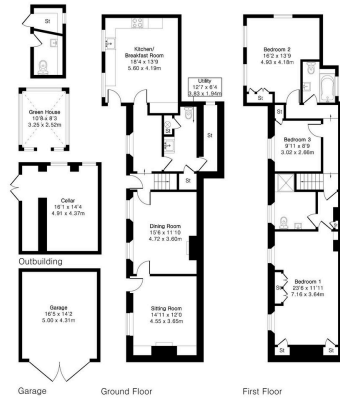
Ringmore is an old smuggling village, well known for its old church and colour-washed cottages, not far from the cliff tops just around from Bigbury Bay. The beach at Ayrmer Cove is within walking distance. The very popular Journey's End Inn which is a 13th Century Free House serves locally sourced food and a wide range of real ales. Holywell Stores & Post Office situated at St Ann's Chapel is open 7 days a week and can provide all your daily grocery needs. Bigbury-on-Sea nearby is a very desirable coastal village in an Area of Outstanding Natural Beauty. Famous for its magnificent sandy beaches and glorious views over Burgh Island with the renowned Art Deco hotel and the historic Pilchard Inn.



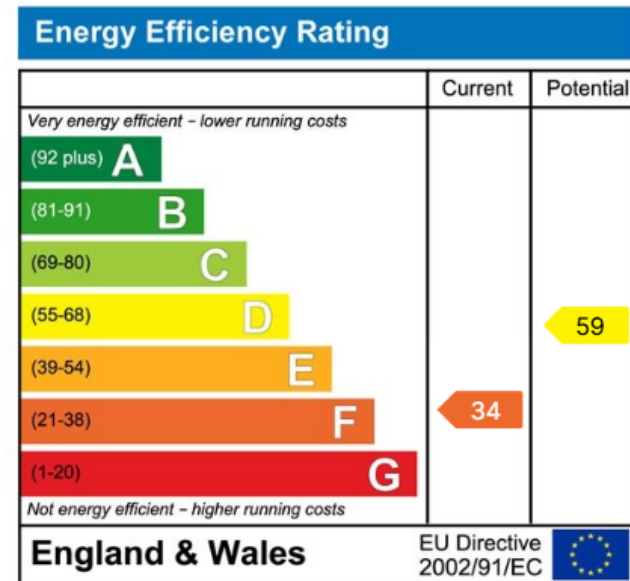


- Sold with no onward chain
- Three double bedrooms
- Mature sunny gardens
- Far reaching countryside views
- Walking distance to the beach
- Detached garage with parking for multiple vehicles in front
- Character cottage
- Separate family bathroom and shower room
- Tranquil edge of village location

Approximate Gross Internal Area 1649 sq ft - 153 sq m
(Excluding Garage & Outbuildings)
Ground Floor Area 839 sq ft - 78 sq m
First Floor Area 810 sq ft - 75 sq m
Garage Area 232 sq ft - 22 sq m
Outbuildings Area 368 sq ft - 36 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure is for reference only and should not be relied on as a basis of valuation.



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