



Curlew, Cleveland Drive, Bigbury On Sea, Kingsbridge

Curlew, Cleveland Drive, Bigbury On Sea, Kingsbridge TQ7 4AY

A contemporary detached 4 bedroom property in an elevated position with coastal and sea views towards Burgh Island.

Kingsbridge 7.3 miles, Salcombe 12.7 miles, Ivybridge station 11.2 miles (London Paddington, 3 hours 15 minutes), A38 (Devon Expressway) 11.6 miles, Exeter International Airport 44.7 miles

Reception hall | Open plan sitting/dining room | Kitchen/breakfast room | Cloakroom
4 bedrooms, 2 with en suite shower rooms
Family bathroom | Gardens | Hot tub | Ample off-street parking | EPC rating B

The property

Set into the hillside overlooking the sea and Burgh Island, Curlew offers over 1,800 sq. ft. of flexible light-filled accommodation arranged over two floors and has been designed to maximise the outstanding views.

The ground floor accommodation flows from a welcoming reception hall and comprises a generous open plan sitting/dining room opening into a well-proportioned kitchen/breakfast room. The sitting/dining room features wooden flooring, bi-fold doors to a viewing terrace and space for a sizeable dining table, while the kitchen/breakfast room boasts a range of contemporary fitted units with modern integrated appliances and a breakfast bar.

The lower ground floor features wooden flooring throughout and offers two large bedrooms, each with French doors to the gardens and modern en suite shower rooms, together with two further well-proportioned bedrooms, both serviced by a generous family bathroom.

Outside

Curlew is accessed via a low maintenance paved forecourt, offering ample private parking, with steps from the side of the property down to the rear gardens. The enclosed rear gardens are laid mainly to level lawn bordered by flowerbeds and feature a large paved terrace, ideal for entertaining and al fresco dining, together with a separate raised screened terrace with hot tub, the whole enjoying stunning coastal views over Burgh Island and Bigbury Bay.

Location

A few moments from the beach, Curlew is located in a commanding elevated position in Bigbury-on-Sea, a favoured holiday destination in the South Hams with wonderful views overlooking the iconic Burgh Island, the Avon Estuary, Bantham and Thurlestone beaches and beyond. Lying within the South Devon Area of Outstanding Natural Beauty, this coastal village is renowned for its large expanse of sandy beach, with a causeway formed at low tide leading to Burgh Island and fine clifftop and coastal walks. Nearby Kingsbridge, the principal market town in the South Hams, offers more extensive shopping facilities, South Hams minor injuries unit and doctors' and dentist surgeries together with two major supermarkets, a cinema, leisure centre and numerous pubs and restaurants. The renowned yachting haven of Salcombe is located approximately 12 miles away, with a protected harbour offering deepwater berths, magnificent sandy beaches, numerous pubs and restaurants along with iconic clothing shops and two upmarket hotels, Salcombe Harbour Hotel and The South Sands Hotel. There are 18-hole golf courses at Bigbury and Thurlestone.

The property enjoys excellent communication links: Ivybridge train station offers regular trains to Paddington in just over 3 hours, the nearby A38 Devon Expressway gives access to major towns and to the national motorway network and Exeter Airport offers a growing number of national and international flights, including daily flights to London City Airport.





The area benefits from a good selection of state schooling including Thurlestone All Saints C of E Academy, Kingsbridge Academy and Ivybridge Community College (rated Outstanding by Ofsted) together with some noteworthy independent schools including Mount Kelly College, Blundells School in Exeter and Stover School.

Directions

From Exeter, follow the A38 Devon Expressway for 25.7 miles and take the A3121 exit towards Ermington/Modbury/Yealmpton/A379. After 0.2 miles turn left onto Kingsbridge Road (A3121) and follow this road for 1.0 mile before bearing left onto B3196. Follow this road for 5.2 miles then continue onto B3392. After a further 5.1 miles continue onto Folly Hill and then onto Marine Drive. After 0.2 miles bear right onto Parker Road then turn right at the second cross street onto Cleveland Drive. Curlew can be found on the right.

General

Local Authority: South Hams Council

Services: Mains water, electricity, private drainage. Air source heat pump. Solar PV panels on the roof supplying hot water.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01548 897616

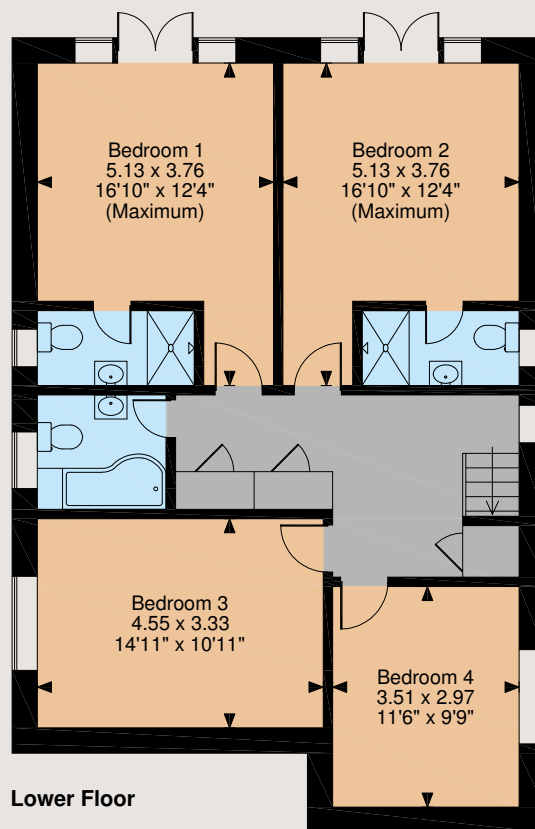
exeter@struttandparker.com
struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

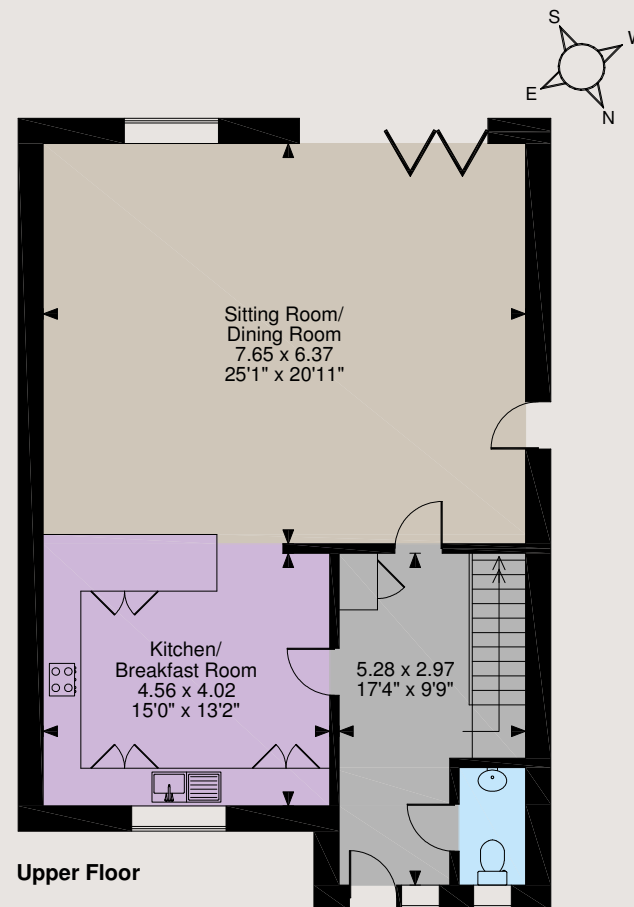
[f/struttandparker](https://www.facebook.com/struttandparker)

60 offices across England and Scotland, including Prime Central London

Floorplans
Internal area 1,820 sq ft (169 sq m)
For identification purposes only.



Lower Floor



Upper Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8382464/DBN

IMPORTANT NOTICE

Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2019. Particulars prepared June 2019. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.