



# 1 Sunnydale, Beesands

Kingsbridge, Devon, TQ7 2EJ

SOUTH HAMS'  
LEADING  
ESTATE AGENT

Marchand  Petit  
ESTATE AGENTS









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Situated just 200 yards from the water's edge and being moments from the South West coastal path are just two of the benefits of this well presented and maintained property, which has been extensively renovated by the current owners including a new heating system, re-wiring, plumbing, kitchen and decoration.

The accommodation is arranged over three floors and comprises a sitting room with feature fireplace, built-in storage cupboard and French doors opening to the patio and garden. A modern fitted kitchen/dining room with integrated appliances and a superb stone open fire on the ground floor. The first-floor houses two double bedrooms, a family bathroom and separate wc. On the second floor there are two attic rooms with skylights and built-in store cupboards in both. Outside there is parking and a large garage which is connected to all services and has the potential for additional accommodation - subject to the relevant planning permissions and a lovely large lawned garden with patio seating area, making this the ideal place to sit and take in the fantastic sea views.

The property is located at the far end of the beach which is particularly quiet, even on the busiest of days.

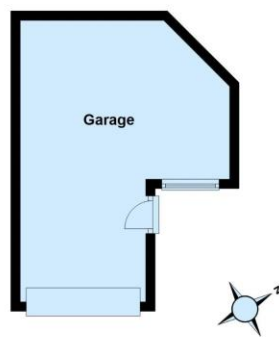
Beesands was once a thriving fishing village supporting a local community who existed for many years by fishing from the beach in their open boats. Today, it is mainly leisure fishing from the beach that can be seen from Beesands. However, the old fishermen's cottages still straggle along the main village street which runs alongside the mile of shingle beach. There is also a freshwater lake and bird sanctuary all surrounded by beautiful rolling countryside and situated right on the South West Coast path. The popular Cricket Inn offers locally produced food and a friendly atmosphere along with Britannia At The Beach renowned for its seafood. The bustling market town of Kingsbridge has a good selection of shops and restaurants, 20 minutes drive away, as does the historic naval town of Dartmouth.

## KEY FEATURES

- Unique waterfront location
- Stunning sea, coast and countryside views
- Well-presented and decorated throughout
- Arranged over 3 floors
- Modern kitchen/dining room
- Sitting room with feature fireplace
- 2 bedrooms and 2 loft rooms
- Large garden and patio
- Garage and parking

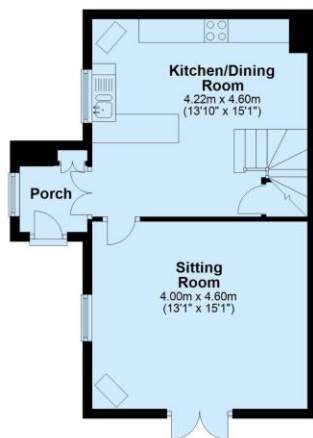
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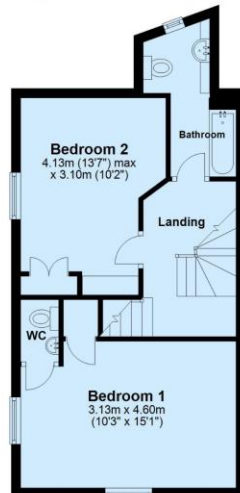


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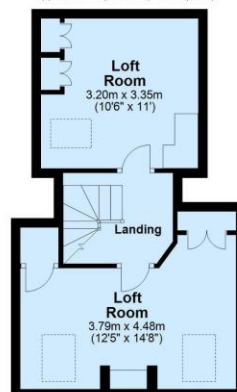
**Ground Floor**  
Approx. 62.1 sq. metres (669.0 sq. feet)



**First Floor**  
Approx. 40.3 sq. metres (433.9 sq. feet)



**Second Floor**  
Approx. 30.0 sq. metres (322.6 sq. feet)



Total area: approx. 132.4 sq. metres (1425.4 sq. feet)



### DIRECTIONS

From Kingsbridge take the A379 Dartmouth coast road out of town for approximately 5 miles passing through a series of villages. On approaching Carehouse Cross roundabout just before Stokenham turn right towards Beesands and East Portlemouth. Follow this road for about a mile turning left at the sign for Beeson and Beesands. Continue through Beeson and into Beesands turn left at the bottom of the hill and follow the road to the end parking area. The property is located at the far end of the beach.

**SERVICES** - Mains electricity and water. Heating - electric boiler wet system. Septic tank drainage.

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**MONEY LAUNDERING REGULATIONS** - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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