THE LODGE RINGMORE







COASTAL, TOWN & COUNTRY

The Lodge Ringmore | Devon | TQ7 4HJ

Mileages

Kingsbridge - 7 miles | Modbury - 5 miles

Plymouth - 17 miles

(All mileages are approximate)

Accommodation

Ground Floor

Kitchen / Living Room, 3 Bedrooms, 2 En-suites, Utility, WC

First Floor

Bedroom with En-suite

Outside

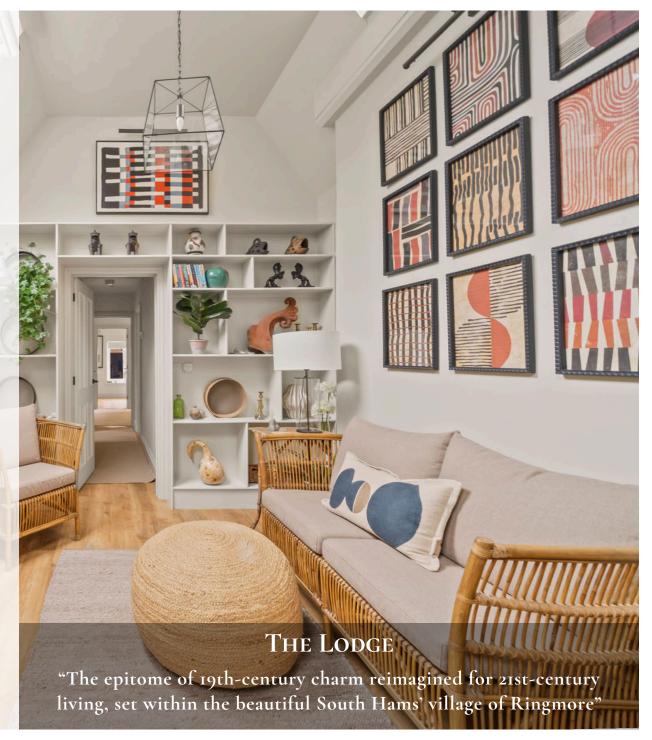
Summer House, Shed, Patio, Wilded Garden with Mature Fruit

Trees

Modbury Office

01548 831163 | modbury@marchandpetit.co.uk 4 Broad St, Modbury, PL21 0PS

Prime Waterfront & Country House 01548 855590 | pwch@marchandpetit.co.uk 94 Fore St, Kingsbridge, TQ7 1PP



AT A GLANCE

This re-imagined Victorian gatehouse combines classic architecture with subtle contemporary touches for a refined result. Four bedrooms (three en-suite) and a spacious open-plan kitchen-dining-living area offer abundant room, while a separate utility and cloakroom keep daily life neatly organised. Outside, a large terrace, summer house and low maintenance garden are complemented by wonderful rural and costal views.

ACCOMMODATION

Step through the front door into a bright entrance hall. To the right, an expansive kitchen-dining-living space runs the full depth of the house. The kitchen—fitted with Shaker cabinetry, granite worktops and an AGA—provides the perfect setting for socialising while cooking. Beyond, the living area centres on a wood-burner framed by stone walls and an oak mantel. A side door opens to a fully fitted utility room, with a separate cloakroom adjacent.

Opposite the cloakroom, a sun-lit sitting area is framed by original Gothic-arched windows that add a memorable touch of period drama. From here, a corridor leads to the bedroom wing, which offers two guest bedrooms (one en-suite). At the far end, the principal ground-floor suite benefits from French doors to the terrace, a dressing area and an elegant bathroom with separate bath and shower. A staircase in the entrance hall rises to a vaulted first-floor bedroom set within the original gable. This private retreat features a gable-end window that frames expansive views over the South Hams countryside, plus an en-suite shower room.

OUTSIDE

The grounds are designed to be both low-maintenance and botanically rich. A rock garden beside the house flourishes with roses and hydrangeas, while the lower wild-flower meadow, dotted with mature fruit trees, delivers effortless seasonal colour and abundant wildlife. A discreet timber shed keeps garden equipment out of sight, and, tucked away at the far end, a generous summer-house studio offers a tranquil home-office retreat separate from the main residence. The plot adjoins National Trust land, so the sweeping country and costal views are safeguarded for years to come.

LOCATION

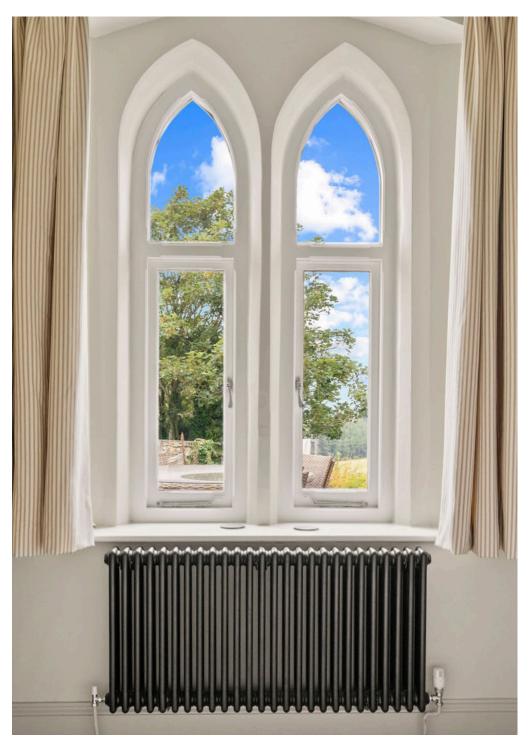
Tucked within the South Devon Area of Outstanding Natural Beauty, the chocolate-box village of Ringmore sits at the head of a sheltered valley where 13th-century All Hallows church, the historic Journey's End Inn and rows of thatched cottages preside over sweeping views towards Bigbury Bay, Burgh Island and the open sea. Footpaths thread straight from the doorstep down old smugglers' lanes to the hidden sands of Ayrmer Cove and link with the South West Coast Path, giving effortless access to the AONB beaches of Bigbury-on-Sea, Challaborough and Bantham.



















Property Details

Services: Mains Water and Electricity, Private Drainage. Oil Fired

Central Heating

EPC Rating: Current - E | Potential - B

Council Tax: Band F

Tenure: Freehold

Authority South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

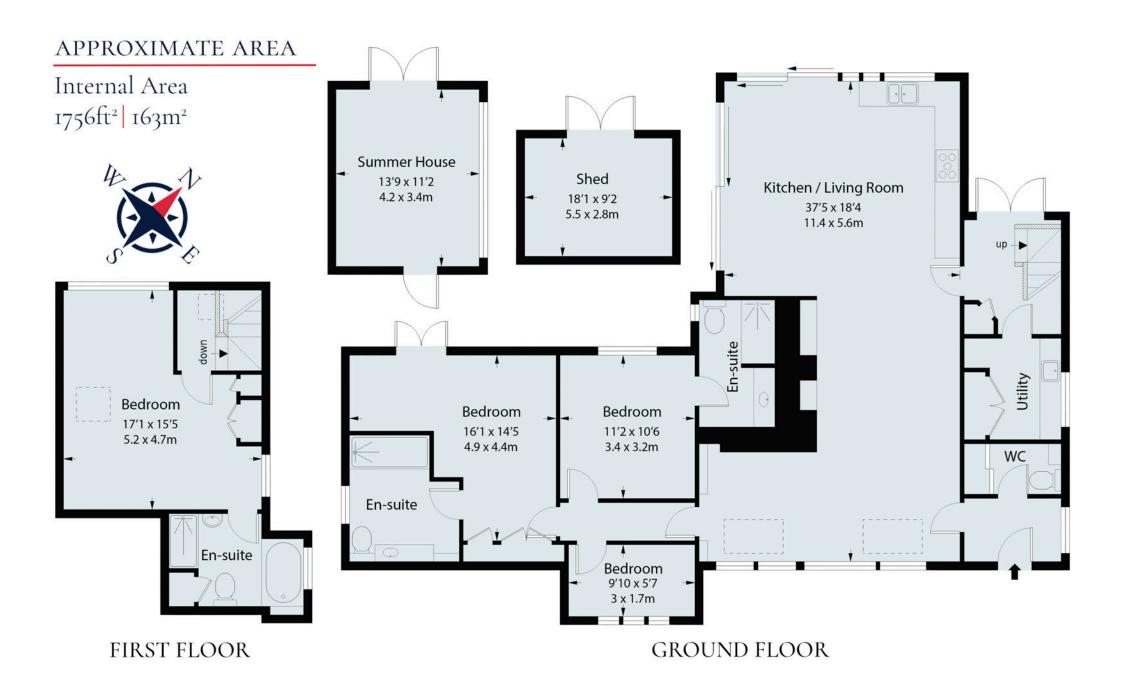
From Harraton Cross (A379) take the B3392 towards St Ann's Chapel, then turn right signed Ringmore. Follow the lane for roughly a mile; just before the All Hallows Church turn right, The Lodge can be found on the left, after roughly 1/3 of a mile.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office. Tel: 01548 831163







IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hereitate to contact our office.





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