



LINCOMBE

Bigbury - Kingsbridge - Devon



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Bigbury - Kingsbridge - Devon - TQ7 4BD

Bigbury-on-Sea 1.8 miles; Modbury 4.8 miles; Kingsbridge 8.5 miles; A38 10.4 miles; Plymouth 20.2 miles



Set within approximately one acre of meticulously landscaped grounds on the doorstep of South Devon's stunning coastline, Lincombe is a substantial rural home cleverly designed to capture glorious countryside and river views across the Avon Valley.

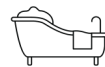
Freehold, Offers Over £1,000,000



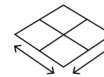
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4



3



362 sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 8 Erme Court, Ivybridge, Devon, PL21 0SZ

Tel: 01752 393737 Email: residential.ivybridge@gth.net

INTRODUCTION

Located in a position of great peace and tranquillity, Lincombe can be found tucked away along a country lane and is one of just five properties which share this exclusive postcode. Sitting in amongst circa one acre of private grounds, the property enjoys far reaching views across the River Avon and surrounding countryside, as well as being bordered to the West by Bigbury Golf Course. Since purchasing the property in 2001, our clients have lovingly renovated and extended this unique and substantial home to create the immaculately presented, spacious and versatile property we are proud to offer for sale.

DESCRIPTION

The property is approached by steps which lead down to a nicely covered entranceway providing shelter from the weather as one enters the home. Upon entry, a spacious and welcoming lobby greets you and provides a useful space for the storage of coats and shoes, before moving through to the living accommodation. Attractive sandstone tiling spans the entirety of the living accommodation, providing a seamless blend of style and practicality. A door right ahead then leads into the kitchen and another to the left leads into a dining room. Located at the rear of the property is a farmhouse-style kitchen/breakfast room, nicely designed with a feature island, oil-fired Esse and pretty vaulted ceiling with exposed timber beams. The kitchen itself comprises a range of wall, base and full height units under a solid Quartz worktop; providing integrated appliances including double oven, induction hob, two fridge freezers, washing machine, tumble dryer and dishwasher. There is a large pantry cupboard and vast storage options within the kitchen, and the room enjoys a pretty outlook over the rear gardens and Bigbury Golf Course. Moving through to the front of the property is a wonderfully bright formal dining room and sitting area which enjoys a large picture window and patio doors leading to a private terrace, beautifully framing the incredible views across the Avon Valley. Similarly to the kitchen this sizeable room enjoys a vaulted ceiling with exposed beams, and provides plenty of space for entertaining with room for a large table and chairs. Additionally, there is a feature wood-burning stove in the dining room. Oak double opening doors link the dining room to the largest of the living spaces, being a formal sitting room



and combined library. This impressive room faces directly towards the stunning views and enjoys a dual aspect with patio doors leading both onto the front terrace and into the rear gardens. A range of large furniture fits nicely within this space and our clients have had an incredible feature installed, being a full height, bespoke, hand-made oak & burr walnut library wall with fitted sliding ladder. A door leads from the sitting room into the southerly wing of the property, to a rear hallway which then gives access to two bedrooms and two bathrooms on this level. The hallway boasts patio doors to the gardens and houses solid-oak staircases rising to the first floor and leading down to the lower ground level. The two bedrooms on the ground floor are both fantastic double sizes, the larger of the two being the master bedroom with a modern en-suite bathroom and stunning views across the Avon Valley. Both rooms



enjoy patio doors directly into the gardens and dual aspects allowing for plenty of light to fill the spaces. Completing the ground floor accommodation is a modern family bathroom which is fitted with high-quality fixtures, including a free-standing bath, toilet and marble sink.

On the lower ground floor, stairs lead directly into a large open plan space which is currently arranged as an additional reception room, however lends itself perfectly to a range of uses including as a guest bedroom, family room, home cinema, gym or even a large office. This space also enjoys superb views via patio doors to the front.

On the first floor a bright and spacious central landing provides access to two bedrooms and a modern shower room. The bedrooms

are both superb double proportions and each enjoy fantastic views. The shower room has been fitted with modern fixtures including a walk-in shower, toilet and basin. Storage is also provided on the first floor, located in the eaves with easy access points.

OUTSIDE

Lincombe is approached via a private driveway with electric gates, providing excellent privacy and security. Beyond the gates is a generous parking area which provides space for a number of vehicles, which sits in front of a detached double garage. The garage is fitted with power and light, has an up & over door, includes an additional store room and the loft space above has been cleverly converted with a fixed staircase to provide further storage. A covered area leads to the rear of the garage, perfect for storing wood in the dry, then beyond the garage is the pump house which contains the workings and filtration system for the borehole water supply.

Steps lead from the driveway down to a covered entranceway alongside pretty planted areas of garden. To the front of the property is a superb terrace which has been designed to capture the stunning views the property enjoys and provides a superb spot for alfresco dining or entertaining. Gardens then wrap around to the side and rear of the property which are incredibly well thought-out, providing a vast number of areas to enjoy. There is a generous lawn with a pretty planted border which incorporates a delightful water feature, a wooded and wild garden area, a gorgeous rockery and some fantastic Gunnera plants. The centre point of the garden includes an attractive tiled patio seating area which is quite vast, providing a superb space for outdoor hosting and again, captures the wonderful views perfectly. Through a decorative wrought-iron gate, steps lead down to a second patio area and beyond is a summerhouse, a useful additional room providing a delightful seating area to enjoy the garden, which is also well insulated, double glazed and includes a feature wood-burning stove. Like the home itself, the garden is a real credit to its current owners who have spent many years creating an outdoor space which is perfect for entertaining, but also includes a huge variety of planted areas with an assortment of specialist plants and bushes, alongside pretty flowing plants and shrubs. The garden enjoys unrivalled peace, with the golf course being its only visible neighbour.

SERVICES & OUTGOINGS

We understand that mains electric is connected to the property in addition to solar panels with battery storage. Water is provided via a private borehole supply fitted by the current owners which is tested, filtered and a reliable source. Oil fired central heating. Private drainage via a septic tank.

Council Tax: South Hams District Council - **Band F**

SITUATION

Lincombe enjoys a wonderful position, nestled along a private lane in a pretty hillside position, surrounded on all sides by open countryside and enjoying panoramic views across the Avon Valley and towards the River Avon. This incredibly peaceful location affords the property with a true sense of rural living, yet is conveniently close to nearby

infrastructure and amenities. Being less than one mile from Bigbury-on-sea, Lincombe sits adjacent to South Devon’s glorious coastline, known for its dramatic landscapes, numerous coastal paths and diverse wildlife. Bigbury-on-Sea is one of the region's most sought-after coastal destinations. Renowned for its golden sandy beach, breathtaking sea views, and relaxed village atmosphere, this charming seaside location offers an exceptional blend of natural beauty and outdoor lifestyle.

The iconic Burgh Island, reached on foot at low tide or by the famous sea tractor, provides a unique backdrop and rich local heritage. The area is a haven for water sports enthusiasts, walkers, and nature lovers, with miles of scenic coastal paths, surfing opportunities, and unspoilt countryside to explore.

The nearby market town of Modbury is just a short drive away, an



historic and picturesque area renowned for its Georgian and Victorian architecture and its bustling high street where there are a range of local shops, cafes and local amenities.

The market town of Kingsbridge is a short distance from the property, renowned for its scenic waterfront setting, excellent amenities, and strong community spirit. Combining the charm of a traditional Devon town with a thriving local economy, Kingsbridge offers an exceptional lifestyle in one of the county’s most desirable locations.

The town boasts a wide range of independent shops, cafés, restaurants, and essential services, alongside highly regarded schools and leisure facilities. Its bustling quay and estuary provide a focal point for sailing, paddleboarding, and waterside walks, while the surrounding countryside offers endless opportunities for outdoor pursuits.

For those commuting to other parts of the country, the A38 dual carriageway which connects South Devon with the M5 motorway at Exeter is just 10 miles away, and local train stations can be found in

Ivybridge and the nearby city of Plymouth.

Known as Britains Ocean City, Plymouth is the nearest city which combines rich maritime heritage with modern city living. Plymouth offers a huge variety of amenities, transport links and entertainment venues, alongside well regarded educational institutions and healthcare facilities. Historic areas such as the Barbican and Plymouth Hoe sit alongside contemporary developments, creating a dynamic and diverse urban environment.

There are plenty of options for local schools, with a selection of primary schools particularly found across the local area. These include Aveton Gifford CofE primary school, Modbury primary school and Thurlestone All Saints CofE primary school. Secondary schooling includes Kingsbridge Academy and Ivybridge Community College, both popular state schools within the South Hams. Two local private independent schools, Stover and Blundell’s, both have a pick up point just 7 miles away at California Cross.

DIRECTIONS

What3words:///putty.bucked.uttering

ADDITIONAL INFORMATION

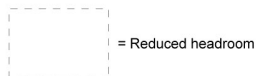
Broadband: Standard broadband is available, however there are services available for rural properties such as this, including the like of Starlink and Airband.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

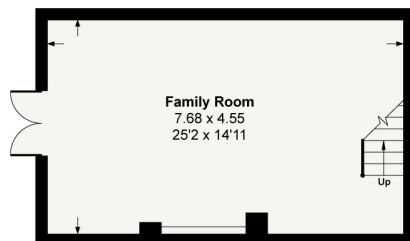
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



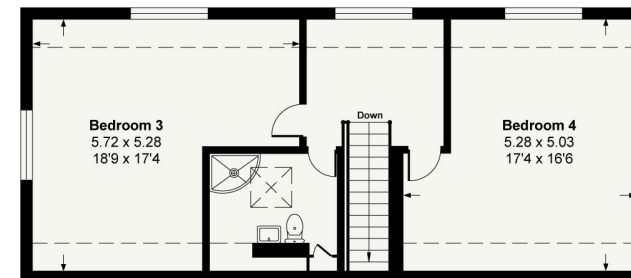
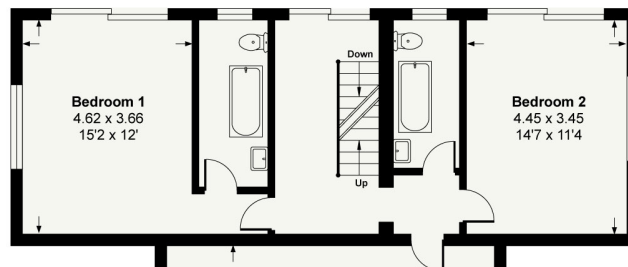


Lincombe, TQ7

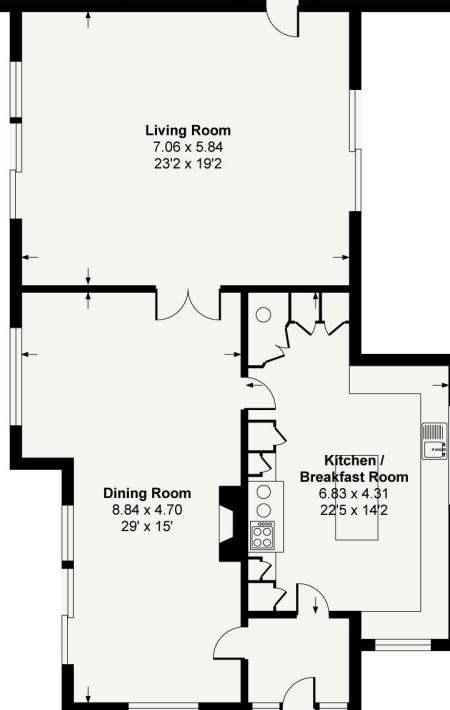
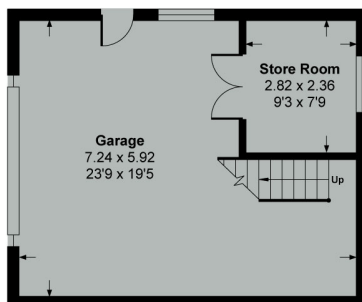
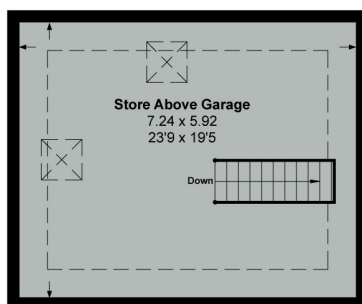
Approximate Gross Internal Area = 264.6 sq m / 2849 sq ft
 Approximate Garages Internal Area = 71.6 sq m / 771 sq ft
 Approximate Outbuildings Internal Area = 26 sq m / 280 sq ft
 Approximate Total Internal Area = 362.2 sq m / 3900 sq ft
 (excludes restricted head height)



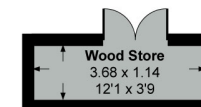
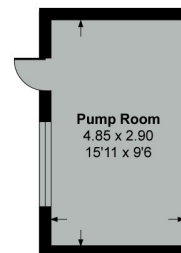
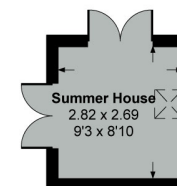
Lower Ground Floor



First Floor



Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced by Devon Property Photography



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

