

FOLLY RISE BIGBURY ON SEA



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



FOLLY RISE

AT A GLANCE

A rare chance to acquire one of Bigbury-on-Sea's most distinctive and generously proportioned coastal homes, set on an expansive plot with uninterrupted views of the iconic Burgh Island. Perfectly positioned within walking distance of the renowned beaches at Bigbury-on-Sea and Bantham, this substantial property offers exceptional scope to craft a truly bespoke coastal residence.

ACCOMMODATION

Brought to the market for the first time in three generations, this much-loved family home occupies what is arguably one of Bigbury-on-Sea's most privileged waterside settings. With National Trust land protecting its panoramic outlook, the property enjoys permanently unspoiled views across Bigbury Bay, Burgh Island, and beyond.

The layout flows seamlessly, starting with a porch and cloakroom leading to all principal rooms. A light-filled sitting room opens onto a superb balcony perfectly placed to take in the sweeping coastal scenery. The kitchen includes ample storage and a picture window that captures captivating views over the beaches and open sea. This main level also provides two double bedrooms and a family bathroom.

A staircase descends to the garden level, where the accommodation divides into two versatile sections—ideal for multi-generational living, guest accommodation, or a potential income stream. The first comprises a kitchen, two bedrooms, and a bathroom. The second is a self-contained garden-level apartment with independent access, featuring a sitting room, kitchen, two bedrooms, and a family bathroom. With spacious main-floor living, guest zones below, and a private annex, the property is perfectly suited to flexible coastal living.

OUTSIDE

The extensive gardens are arranged in broad terraces, stepping down through lawns, mature planting, and natural landscaping—all orientated to maximise the remarkable views. Multiple outdoor seating areas, from the main balcony to the covered terrace at garden level, create exceptional spaces in which to relax and absorb the coastal panorama. Given the scale of the plot, there is ample potential for further landscaping or development, subject to planning. A private pedestrian pathway to the right of the property offers direct access to the sandy beach below.

LOCATION

Folly Rise occupies an outstanding elevated position on Ringmore Drive, one of the most desirable coastal addresses in the South Hams. From here, the beaches of Bigbury-on-Sea and Bantham—two of Devon's most celebrated stretches of sand—are only a short stroll away. Bigbury offers swimming, water sports, and a popular surf school, while Bantham is famed for surfing, golden sands, and its vibrant beach culture.

The iconic Burgh Island, with its Art Deco hotel and historic Pilchard Inn, sits directly opposite the property and can be reached on foot at low tide or by the celebrated sea tractor. The South West Coast Path runs close by, offering access to some of the most beautiful walking routes in the region. Kingsbridge, Modbury, and Plymouth are all within easy reach, providing an excellent range of amenities.

The combination of an exceptional coastal location, a remarkably large plot, and far-reaching views across Burgh Island and the surrounding beaches makes Folly Rise one of the most exciting opportunities in Bigbury-on-Sea to create a standout bespoke coastal residence.





KEY FEATURES

- Sought after coastal village
- Superb sea and Burgh Island views
- Versatile 6 bedroom accommodation
- Annex
- Extensive plot
- Ideal for multi-generation living
- Generous grounds of half an acre
- Opportunity to create stunning coastal residence





PROPERTY DETAILS

Property Address

Folly Rise, Ringmore Drive, Bigbury On Sea, Devon, [listing_post_code]

Mileages

Kingsbridge - 9 miles | Modbury - 7 miles | Plymouth - 20 miles

Services

Mains Electricity, Drainage and Water. Oil Fired Central Heating

EPC Rating

Current: 0, Potential: 0

Council Tax Band

F

Tenure

Freehold

Authority

[listing_custom_description_3]

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, follow the B3392 through St Ann’s Chapel to Bigbury on-Sea. Continue down Folly Hill and, after the car park, follow the road uphill to the right. Take the first right into Ringmore Drive, and the property is at the end of the road on the right.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury. 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 is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a 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 hesitate to contact our office. 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.

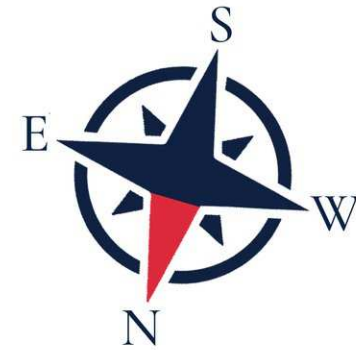
FLOOR PLAN

APPROXIMATE AREA

Ground Floor | 117m²

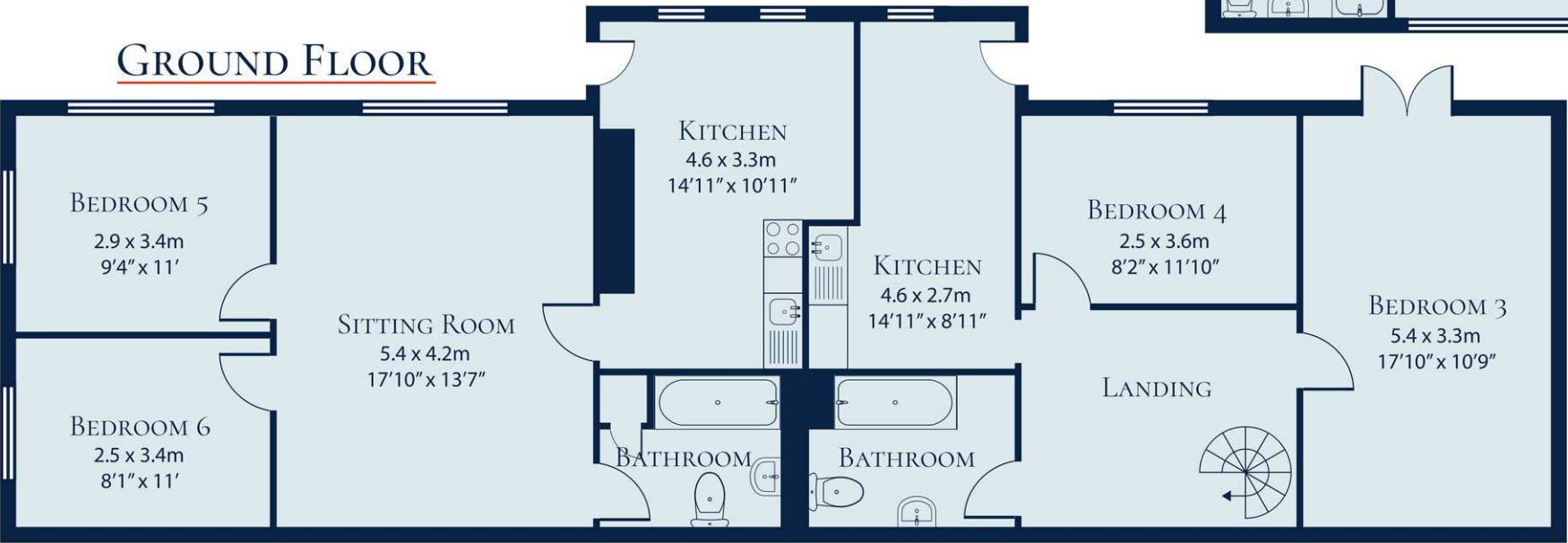
First Floor | 130m²

Total | 246m²



FIRST FLOOR

GROUND FLOOR





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