



Bay Cottage

Bay Cottage, Babbacombe Beach, Devon

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Frank



View from the cottage



A charming early-Victorian, beautifully renovated cottage in the **private setting of Babbacombe Bay** with 40 mile panoramic sea views across Lyme Bay to Portland Bill.

Summary of accommodation

Entrance hall | Sitting room | Double bedroom with en suite bathroom | Roof terrace

Lower ground floor living room with integral kitchen | Shower room

Attic double bedroom | Bathroom

Two parking spaces | Garden shelter with storeroom | Upper & lower terraces | Garden

Distances

Babbacombe 0.5 mile, Oddicombe Beach 0.9 mile, 2 hour train journey from Exeter to Paddington, A380 4 miles, Dartmoor National Park 16 miles, Junction 31 M5 18.4 miles, Exeter city centre 22 miles, Exeter Airport (London City Airport 1 hour) 25 miles

(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Louise Glanville
01392 423111
louise.glanville@knightfrank.com

Location

Bay Cottage is set within the Babbacombe Cliffs Site of Special Scientific Interest (SSSI) and has a fantastic, south-facing position on the steep, wooded hillside just above Babbacombe Beach and the 5 star Cary Arms & Spa. From there the cottage looks out over the unspoilt magnificent Jurassic coastline and open water to Portland Bill over Lyme Bay. Bay Cottage enjoys a cosy and private setting surrounded by its gardens.

For convenience and just half a mile away from excellent local shops in Babbacombe, Maidencombe and the larger historic harbour town Torquay.

The university and vibrant cathedral city centre of Exeter is also within easy driving distance, as are other beautiful spots along the English Riviera and inland magnificent destinations such as The Dartmoor National Park. The cottage has good access to local transport links.

Exeter railway station has a regular service to London Paddington (2hours), the A380 provides swift access to the M5 and Exeter Airport has a regular 1 hour service to London City Airport.

The property

Dating back to the 1840s and Grade II listed, Bay Cottage was quite possibly built as a pioneering seaside holiday property, given that it is built to a much higher specification than the average local workman's cottage and this period also heralded the invention of the railways and therefore the start of mass travel for recreation. Although compact it has high ceilings and tall windows that face south over Babbacombe Bay and allow the interior to fill with light even on the dullest day.

It is semi-detached, adjoining a slightly larger cottage of similar but non-matching design and is built of local stone with stuccoed and painted walls and a Welsh slate roof. It is also one of a group of small, picturesque houses that were bought about eight years ago by the renowned hotelier, Peter De Savary.

These were purchased to supplement the accommodation provided by the highly 5-star rated Cary Arms & Spa and all were consequently renovated to an extremely high standard.





The accommodation is spread over three floors, with a lower and upper ground floor combined with a converted attic that has the best view of any room in the cottage. It has immense charm and has been refurbished sympathetically and with great taste.

The upper ground floor has timber flooring throughout and contains the entrance hall, sitting room with an open fireplace and French windows opening to the roof terrace and a double bedroom with an en suite bathroom that has the most unbelievable view from the tub.

The lower ground floor has an L-shaped living room with space for separate dining and seating areas around an open fireplace and a fully fitted kitchen area fitted with a Stoves range cooker and a glazed door and bi-fold doors opening to the terrace and garden.

The roof space accommodates a further double bedroom with exposed roof timbers and its own adjacent bathroom.

Parking & garden

Bay Cottage has two dedicated parking spaces. The first is on one side of the parking area belonging to the neighbouring cottage and the second is in a dedicated layby beside Cove Cottage, which is just 25 yards from the cottage's front door. The garden and associated outside spaces for Bay Cottage comprise three distinct elements and are all on the southern, sea-facing side of the cottage. The first is an open roof terrace with a criss-cross timber balustrade. Below and extending out from the living room/kitchen on the lower ground floor is a good-sized and balustraded terrace that serves as a perfect outside dining area and sunbathing spot. Both the roof terrace and terrace are very private with solid walls shielding both from view.

Further down below the lower terrace and accessed by a flight of paved steps is a further, paved seating area beside a covered storage area with an integral garden store. A path beside the terrace leads on to a gently sloping lawn surrounded on three sides by mature hedging.

Services

Mains water, electricity, drainage & gas. Superfast optic fibre broadband.

Directions (Postcode TQ1 3LX)

what3words///wide.extend.slams

Head south out of Teignmouth on the A379, signed to Torquay. Continue on the A379 for about 6.25 miles and then turn left off Babbacombe Road onto Babbacombe Downs Road. After just 160 yards turn sharp right onto Beach Road. Travel down Beach Road for about 200 yards to a sharp left-hand bend. Turn right off the corner and park in the single parking space on the left after about 35 yards.

Property information

Tenure: Freehold

Local Authority & Council Tax Band: Torbay Council (www.torbay.gov.uk).

Currently business rated. Future tax band TBC.

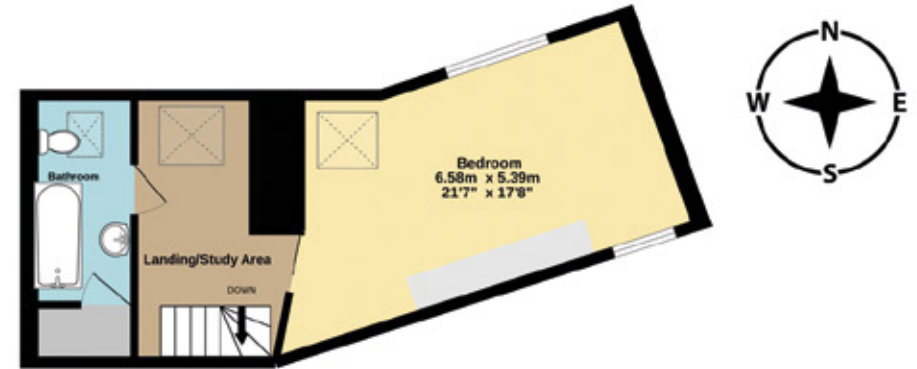
Guide Price: £000,000



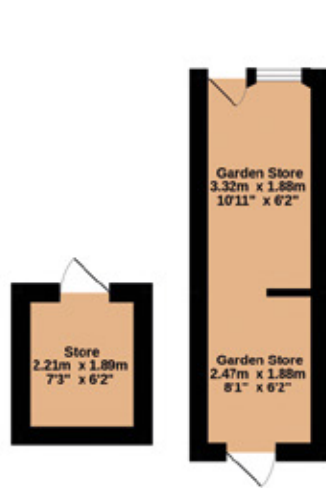
Approximate Gross Internal Floor Area

1469 sq ft / 136.5 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



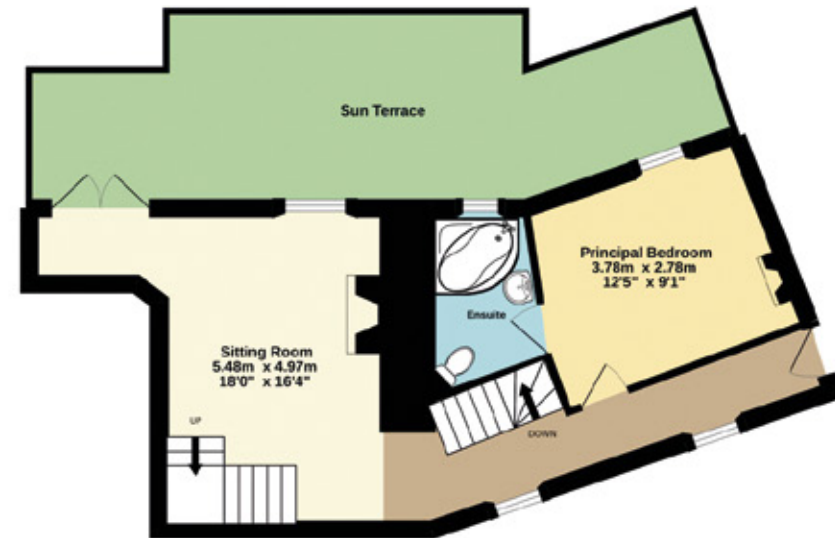
Second Floor



Outbuildings



Ground Floor



First Floor

PRODUCED FROM SUSTAINABLE SOURCES

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs dated September 2022.

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