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LOBSTER POT

BEESANDS • TQ7 2EH



LOBSTER POT

GROUND FLOOR

Entrance Hall | Utility | Bedroom 2 With Ensuite And Sea Views | Bedroom 3 With Ensuite And Sea Views | Bedroom 4 With Ensuite

FIRST FLOOR

Open Plan Kitchen/ Living/Dining Room With Balcony

SECOND FLOOR

Bedroom 1 With Ensuite and Juliet Balcony

EXTERNAL

Large Private Driveway | Garden With Patio Area | Detached Garage | Chalet A With Garden | Chalet B | Meadow | Garage/Workshop





“A rare chance to own a luxurious 4-bedroom property featuring two chalets, a detached garage, a meadow, and breathtaking uninterrupted sea views.”

The Lobster Pot presents a unique opportunity to acquire a frontline sea-view property with land, outbuildings, and a beautifully designed 4-bedroom semi-detached property. Located on the front line of Beesands, this property offers uninterrupted panoramic views stretching from Start Point Lighthouse to Dartmouth with the added benefit of a well-established and successful holiday let business. Further details on the financial returns are available upon request.

- Stunning Uninterrupted Sea Views
- 4 Bedrooms, 4 En-Suites
- Turn Key Property, Perfect As A Holiday Let, Second Home Or Main Residence
- Steps Away From The Beach
- Walking distance to the renowned The Cricket Inn
- Private Driveway Parking For Multiple Vehicles





The property consists of three distinct areas: The Main House, Detached Chalets, and the Meadow. The Main House is a semi-detached, 4-bedroom, 4 ensuite spread across three floors. It is finished to a high specification with underfloor heating throughout.

The ground floor includes an expansive entrance hallway, a WC, and three bedrooms, all with en-suites. Two of the bedrooms enjoy sea views and garden access. Completing the ground floor is a utility room with integrated appliances and a dog shower.

On the first floor, the open-plan living area offers a kitchen, dining, and sitting area, with sliding doors leading out to a balcony that seamlessly blends indoor and outdoor living. This space is ideal for entertaining, with the kitchen featuring integrated appliances and a breakfast bar.

The second floor is home to the master suite, which includes a spacious bedroom with an ensuite bathroom. The master suite also benefits from a private Juliet balcony that provides panoramic sea views, making it the perfect retreat at the end of the day.









The two detached chalets, each offer significant potential for further accommodation or development. Chalet A is situated along the front line, offering sea views, a large garden in front with parking behind. Chalet B is set within the meadow, a peaceful area filled with mature trees. Both chalets require refurbishment but offer an excellent opportunity to create additional living space, a lock-up-and-leave retreat, or, subject to planning permission, could be used as holiday lets. In addition to the chalets, another large detached garage provides ample storage space, ideal for a workshop or for storing vehicles, boats, and outdoor equipment.



The Meadow itself is a tranquil and private space, with two access points. A key feature of the land is that it offers exciting development potential. Whether you wish to develop additional lodges, expand the holiday let business, or explore other possibilities (subject to planning consent), the meadow provides ample space to grow and further enhance the property's value.

This offering presents endless possibilities. Whether you're looking to make it your primary residence, continue the successful holiday let business, or capitalise on the property's development potential, this prime coastal location offers something for every buyer.

BEE SANDS

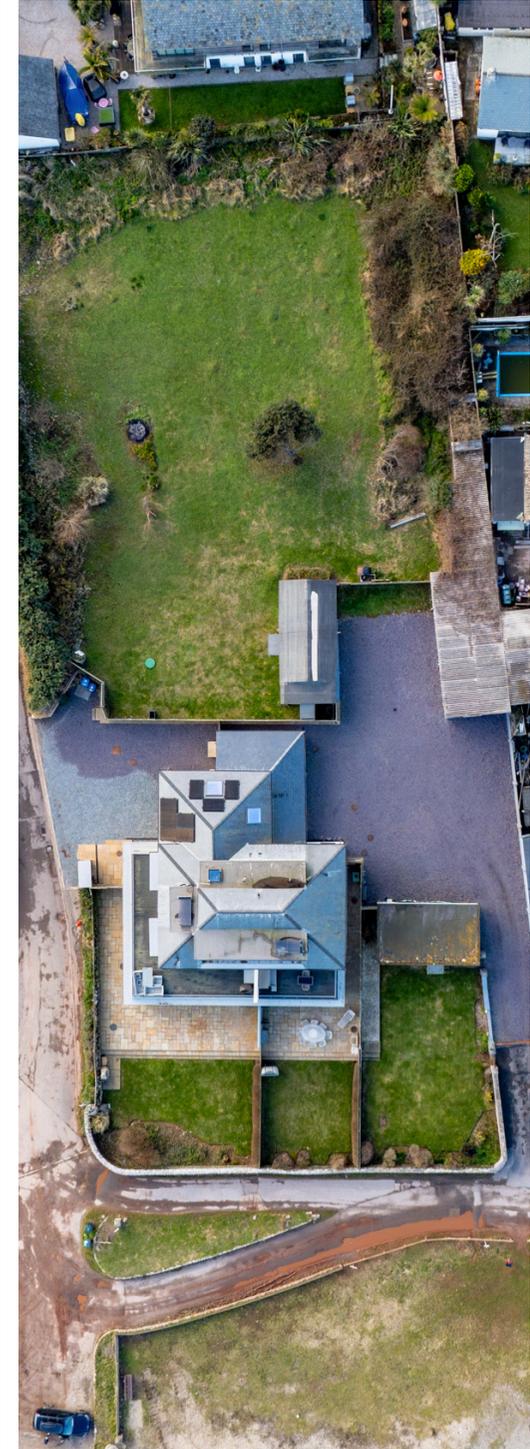
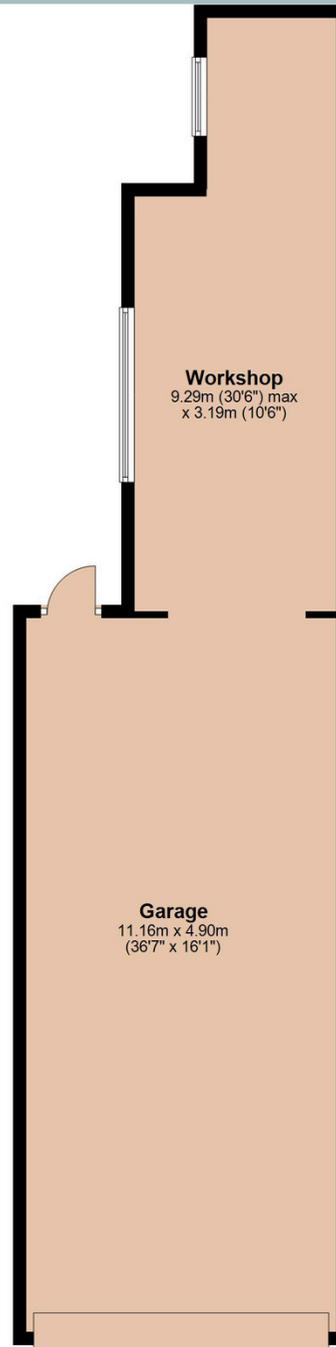
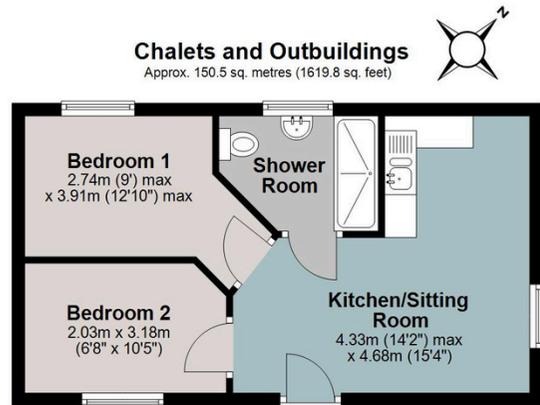
The Lobster Pot is in close proximity to the Cricket Inn pub and the Britannia Inn, known for its delectable fish options. Beesands offers a mile-long shingle beach and scenic southwest coastal walks leading to historic Hallsands and Torcross. A short 30-minute drive opens up access to the market towns of Kingsbridge or Dartmouth, where supermarkets, petrol stations, and a variety of shops and eateries can be found.

The nearby village of Torcross is a short drive from Beesands. It is set in a beautiful stretch of the South Devon coastline and is positioned at the end of a three-mile stretch of beach known as Slapton Sands. Enclosed and protected by the beach, is a large freshwater lake and bird sanctuary known as The Ley which provides a popular spot for walkers and naturalists alike. Torcross has a popular inn and restaurants together with a nearby farm shop that specialises in growing and selling home grown produce.

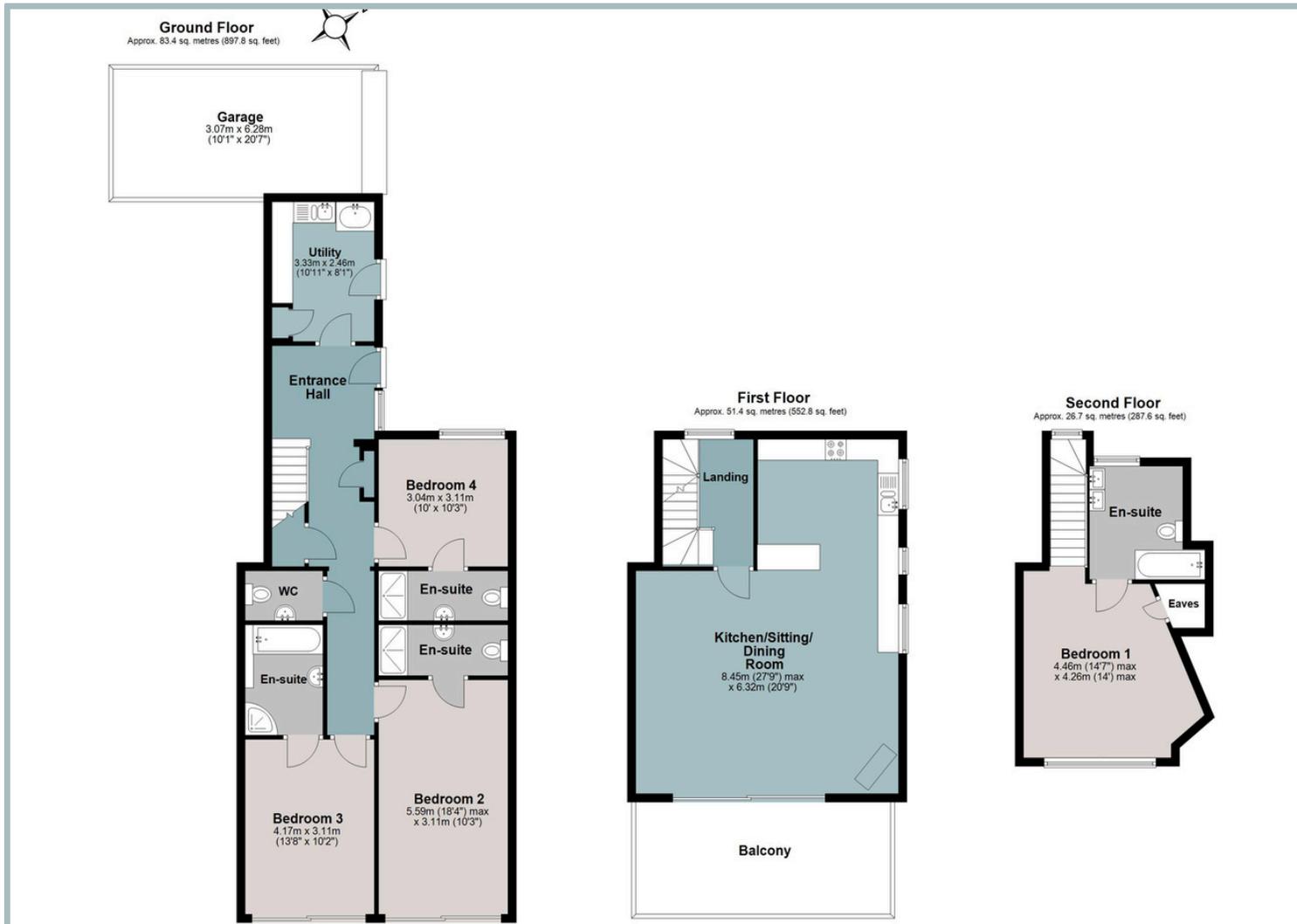
Dartmouth 12.3 miles - Totnes 16.3 miles (Railway link to London Paddington) - Kingsbridge 7.6 miles



TOTAL APPROXIMATE AREA: 150.5 SQ METRES 1619.8 SQ FT



TOTAL APPROXIMATE AREA: 161.5 SQ METRES 1738.2 SQ FT



Tenure: Freehold

Council Tax Band: N/A. Currently business rated as a holiday let

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. LPG Central Heating.

EPC: Current C (79) Potential B (85)

Viewings: Very strictly by appointment only

Directions: From Kingsbridge, head on the A379 towards Dartmouth. Continue through the villages until you reach Stokenham, at the roundabout take the third exit. Follow the lane until you see the sign to Beesands and Beeson and take the left hand turn. Continue through Beeson and you will arrive in Beesands. When you reach the beach turn left and the property will be on your left.

What Three Words: [///president.clash.beeline](https://www.threewords.com/#!/president.clash.beeline)

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