

SEA VIEWS FROM THE ARK



The Ark is set in an idyllic location with far reaching coastal views across Burgh Island and the surrounding countryside. Situated on the edge of the picturesque village of Ringmore, an old smuggling village well known for its ancient church, pretty colour washed cottages and the secluded Arymer Cove.

The property is a detached two storey contemporary residence finished to a very high standard and comprises of 4 double bedrooms (one with en-suite shower room), kitchen, utility room, lounge, dining room, family bathroom, detached double garage and stands within approximately one acre.

The entrance to The Ark is through double wood entrance gates leading to a gravelled parking area for several vehicles and a detached double garage. The outside has plenty to offer all the family, the front garden is enclosed and laid to lawn with a gravelled path leading to the rear. There is a tiled patio area which has ample space for a table and chairs and overlooks the garden which has a flourishing orchard, vegetable garden and secluded seating areas. There are amazing views from the garden overlooking Burgh Island and beyond together with stunning countryside views.

Upon entering the property through the beautiful bespoke oak door with leaded glass you are greeted with a spacious and elegant hallway with natural oak flooring. Throughout the property are stylish interior oak doors recessed under oak lintels giving a contemporary but traditional feel.

The ground floor comprises of three double bedrooms, bedroom one is south facing with french doors leading to the garden, it also boasts a stylish en-suite shower room with quality fixtures and fittings.

The contemporary family bathroom has a fully tiled walk-in shower with large chrome shower head and a beautiful freestanding roll top bath giving a very luxurious feel.

The southerly lounge is an elegant room with an inglenook style fireplace and multi-fuel wood burning stove recessed below an attractive lintel with french doors leading to the garden and patio.

The kitchen is modern and well-designed with a comprehensive range of wall mounted and floor base units with slate tiled splash back, under

pelmet lighting and granite effect work surfaces. Pretty picture windows overlook both the front garden and side aspect with an archway leading to the utility room.

The dining room is an open, light and spacious room with french doors leading outside. A stylish central staircase leads to the first floor where a further bedroom/study can be found, this is a glorious room with part glazed open ceiling providing wonderful sea views. The greatest feature though is the balcony which offers breathtaking south facing views over the gardens, surrounding countryside and coastal views across Burgh island and beyond.

There is also loft space which is currently being used for storage purposes but has the potential for a shower room / dressing room.

This is a wonderful opportunity to purchase a family home which has so much to offer, it is immaculately presented throughout, set in beautiful surroundings and is within walking distance to Ayrmer Cove and the South Hams coastal footpath.



View



Lounge

The Ark is being offered for sale at £625,000 by Luscombe Maye and can be seen at www.luscombemaye.com or obtained from :-



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