



St. Winnow, Kingsale Road, Salcombe

Guide Price £825,000

HARRIET
GEORGE

St. Winnow

Kingsale Road, Salcombe

A detached house with excellent parking, integral garage and south facing gardens.

Salcombe is one of the most sought after addresses on Devon's south coast and for good reason; the town is situated on the Kingsbridge and Salcombe Estuary, flanked by the glorious rolling countryside of the South Hams and is renowned for its micro climate which makes it an ideal place for year round living.

Salcombe offers two sandy beaches, North Sands and South Sands and a short boat trip across the water to East Portlemouth provides access to Mill Bay and Sunny Cove, two beautiful sandy beaches owned by the National Trust.

[St](#) Winnow is located about half a mile from the centre of Salcombe, and a short walk from a nearby general stores and the primary school. only a short walk into the town and harbour which has an excellent range of shops, pubs and restaurants.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



This detached property has all of its living accommodation, apart from the third bedroom, on one floor and the principal rooms face south onto a beautifully stocked and very pretty garden at the rear.

On the entrance level is a sitting room with bespoke shelving, wood burning stove and sliding doors to the garden. The modern kitchen has space to dine and French doors to outside. The principal bedroom has an en-suite shower room, the second bedroom is currently set up as a dressing room and there is a family bathroom.

On the lower ground floor is a double bedroom and shower room as well as access to the integral garage with office off.

Outside, the driveway in front of the garage provides parking for one car and there is also an additional paved space to the left of the house.

The beautifully landscaped garden is at the back, south side, of the property and is an absolute delight. A gravelled path winds between a lawned area and well stocked flower beds and borders amply stocked with bulbs, shrubs and herbaceous plants providing a riot of colour throughout the year. There is a large and attractive paved terrace immediately adjoining the property providing a sun trap sitting out area.

SERVICES

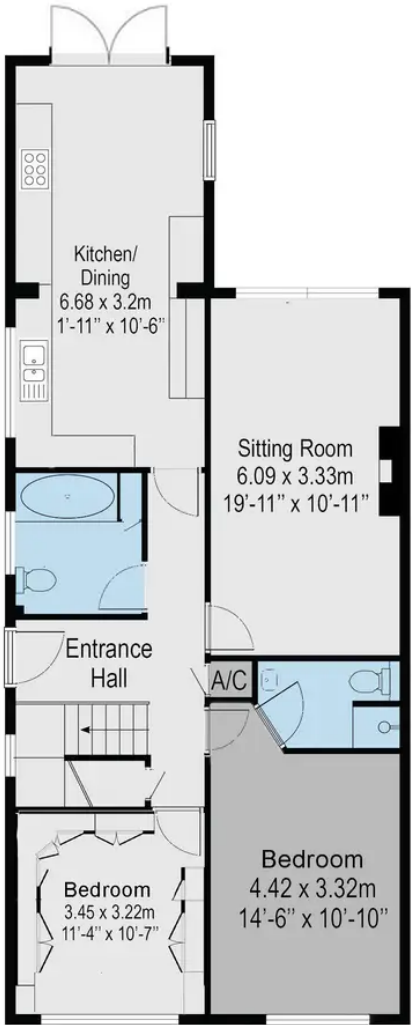
Mains water, drainage, gas and electricity. Solar panels.

DIRECTIONS

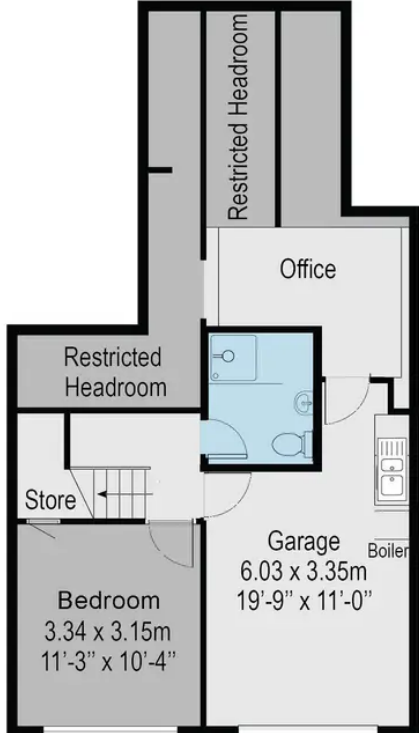
On entering Salcombe from Kingsbridge turn left at the first crossroads into Onslow Road. Turn immediately right into St Dunstons Road and then take the third turning left into Kingsale Road. St Winnow will be found about 150 yards along on the right hand side.



**Approximate Gross Internal Area = 116 sqm / 1249 sq ft
(Garage not included)**



Ground Floor



Lower Ground Floor



Illustration for identification purposes only, measurements are approximate, not to scale.

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.