



High Tor, Loring Road, Salcombe

Offers Over £750,000

HARRIET
GEORGE



High Tor

Loring Road, Salcombe

- Beautifully presented accommodation
- Extended and renovated with attention to detail
- Rural and estuary views
- Sitting room with gas fire
- Conservatory kitchen
- Off road parking
- Walking distance of town centre
- Easily managed rear garden
- Established holiday letting history
- Large detached garage

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.

High Tor is located on a popular residential road within half a mile of the town centre and conveniently close to a local shop and post office.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



The spacious accommodation is arranged over three floors and presented in immaculate decorative condition. From its slightly elevated position and upper floors the house enjoys delightful far reaching views of the Kingsbridge and Salcombe estuary framed by rolling South Hams hills.

On the entrance level is a double reception room with sitting area at one end and dining at the other with French doors to the garden. The kitchen with conservatory overlooks and opens onto the charming enclosed garden. There is also a downstairs cloakroom.

The first floor has two bedrooms, a study/4th bedroom and stylish family bathroom. The en-suite attic bedroom has a shower room and superb views of South Pool and Frogmore Creek.

The beautifully landscaped garden is south west facing and enjoys sun into the late afternoon and early evening. There is a large paved terrace off the kitchen with lawned area beyond and another generous terrace adjacent to the garage which is perfect for breakfast and morning coffee.

A lane at the side of the house gives access to the detached garage with wet room and utility room at the rear and door to the garden. The house has been successfully holiday let and figures are available on request.

SERVICES

Mains water, gas, drainage and electricity. Gas fired central heating.

DIRECTIONS

On entering Salcombe from Kingsbridge turn left at the first crossroads into Onslow Road. Take the next right into St Dunstons Road and then left into Raleigh Road. Loring Road is the first road on the right and High Tor will be found a short distance along on the right hand side.

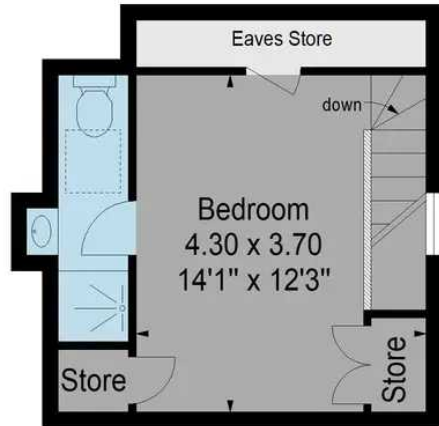




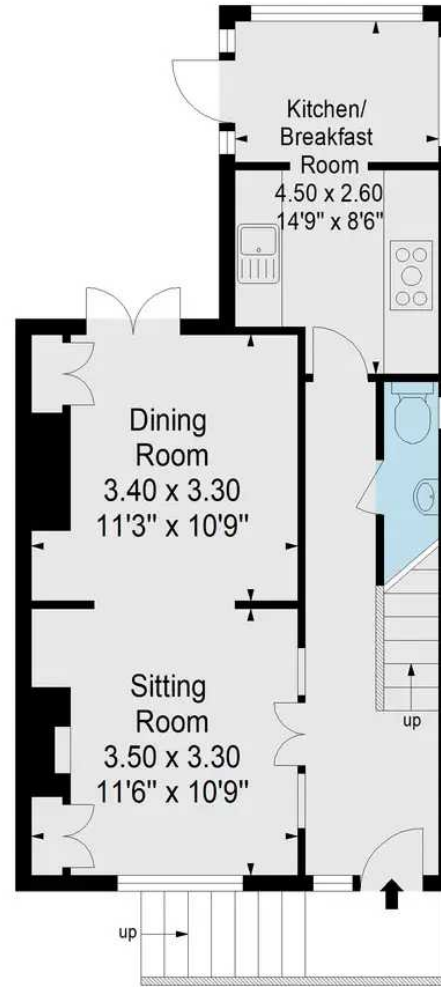
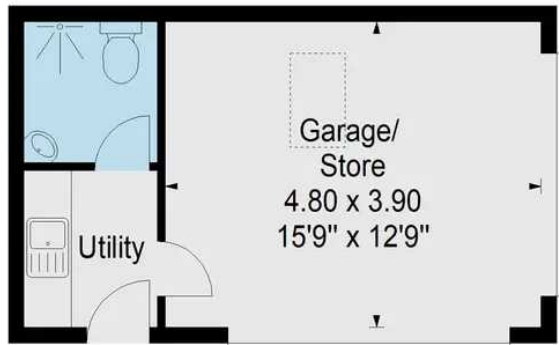
Approximate Gross Internal Area = 86.3 sqm / 929 sq ft
(Excluding Garage/ Loft)

Garage
Approximate Gross Internal Area = 25.7 sqm / 277 sq ft
Loft

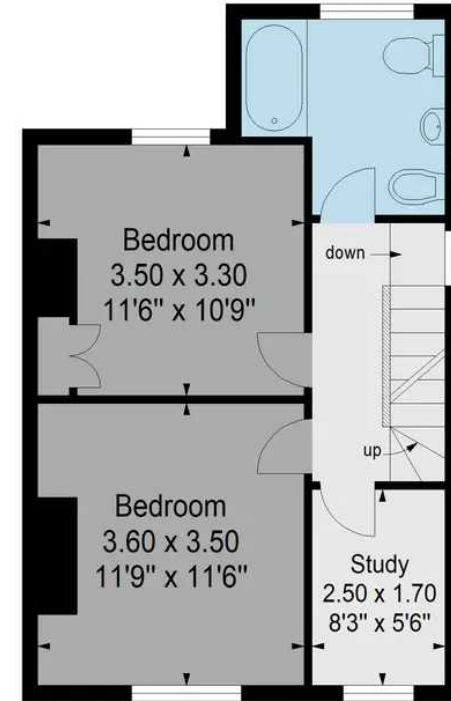
Approximate Gross Internal Area = 22.8 sqm / 245 sq ft



Loft



Ground Floor



First 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.