



Batson House, Lower Batson

In Excess of £1,500,000

HARRIET
GEORGE



Batson House

Lower Batson, Salcombe

- Much sought after location
- South west facing
- Level walk to Salcombe town and mooring pontoons
- Underfloor heating throughout
- Private parking
- Stone boat shed / store
- Rural views
- Delightful gardens
- Established holiday letting history
- Contents available by separate negotiation

Salcombe is renowned as a sailing and boating centre, located beside one of the loveliest estuaries in the South West with miles of sheltered water and fine sandy beaches on either side towards its mouth.

Lower Batson is a hamlet located within a short, level and pretty walk from the popular waterside town. It lies on either side of an enchanting and peaceful valley at the head of the picturesque Batson Creek which leads into Salcombe Harbour.

The town centre is about a mile away, while nearer still are the boat parks, slipways and mooring pontoons of Batson and Shadycombe Creeks. Lower Batson also has a public slipway.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E



This charming period home is approached via steps at the side which leads into the south west facing front garden with lawn and paved terrace bordered by historic stone walls and picket fence. The front porch has a covered canopy and enjoys views across the valley.

Batson House was comprehensively and sympathetically renovated about 20 years ago and the extensive accommodation is arranged over three floors. On the ground floor is a large open plan kitchen dining room with bay window to the front, a sitting room with wood burning stove and utility room with WC at the rear and door to outside.

On the first floor is a galleried landing off which are three double bedrooms, one has an en-suite shower room and a family bathroom serves the other two. On the second floor are another three bedrooms, an en-suite shower room and family bathroom. The second floor has a spectacular gallery with vaulted ceiling and glazed gable window with door which leads over a suspended walkway to the rear garden.

Opposite the house is parking for several cars and a stone boat house provides excellent storage.

The property has been a successful holiday let for many years and rental figures achieved are available on request.

This is a rare opportunity to acquire a handsome home in this highly desirable hamlet on the edge of Salcombe.

SERVICES

Mains water, drainage and electricity. Oil fired central heating.

DIRECTIONS

On entering Salcombe from Kingsbridge, turn left before the garage signposted Batson. Proceed down the hill bearing left once you reach the creek, continue up the hill and the parking for Batson House is on the left.





Approximate Gross Internal Area = 182.0 sqm / 1959 sq ft
Approximate Gross Verandah Area = 3.3 sqm / 36 sq ft



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

Harriet George Properties Limited

Unit 1, Kings Market, 74 Fore Street - TQ7 1PR

01548 859905 • harriet@harrietgeorge.co.uk • harrietgeorge.co.uk/

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.