



31 Fore Street, Salcombe

In Excess of £1,000,000

HARRIET  
GEORGE

# 31 Fore Street

Salcombe

Occupying an enviable waterfront position in the heart of Salcombe, a charming fisherman's cottage with captivating views, boat store and access to slipway.

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.

31 Fore Street is in the centre of the town, within easy walking distance of the many restaurants, pubs and boutique shops.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



Originally part of a boat builder's yard, this historic cottage is in the very heart of the town and enjoys fascinating ever-changing estuary views from most rooms.

The accommodation is arranged over three floors and has been cleverly designed to maximise the space throughout. On the entrance level is a newly fitted and well planned kitchen with space to dine. The sitting room has a feature stone chimney breast and a door leads out to the balcony with sensational views of the estuary, harbour and across to the beaches on the East Portlemouth shoreline. Stairs from the kitchen lead down to a bedroom and bathroom on the lower ground floor and access to the boat store. There are 2 double bedrooms and a modern Jack and Jill shower room on the first floor, both bedrooms have glorious views.

The most unique feature of the property is an integrated boat store with space for a small boat, paddleboards etc. and use of a slipway; the combination provides hassle-free access to the water which is not to be underestimated.

The cottage has been holiday let for many years and rental figures are available on request.

### **SERVICES**

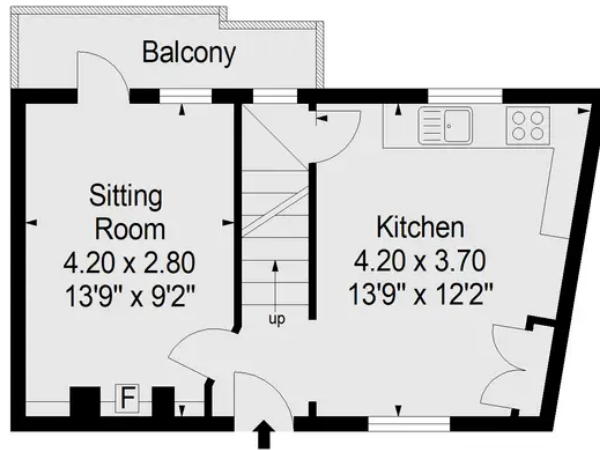
Mains water, drainage, gas and electricity.

### **DIRECTIONS**

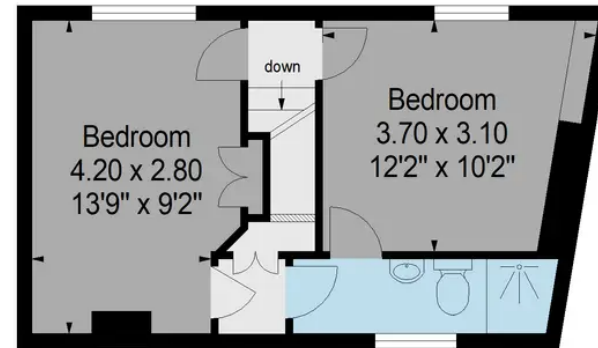
From Whitestrand car park in the centre of Salcombe proceed about 100 yards along Fore Street and the cottage will be found on the left hand side.



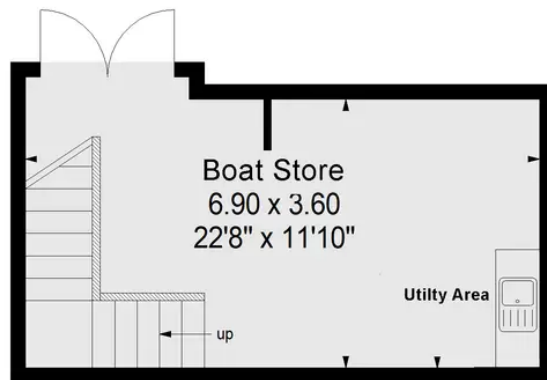
Approximate Gross Internal Area = 106.5 sqm / 1146 sq ft



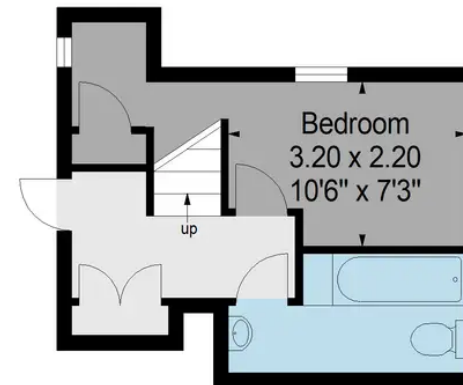
Ground Floor



First Floor



Basement



Lower Ground Floor

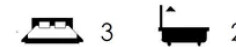


Illustration for identification purposes only,  
measurements are approximate, not to scale.

# Harriet George Properties Limited

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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.