



Windrush, Herbert Road, Salcombe

Guide Price £1,500,000

HARRIET  
GEORGE







# Windrush

Herbert Road, Salcombe

- Immaculate contemporary home
- Estuary and rural views
- Kitchen and utility with Miele appliances
- Wonderful outside entertaining space
- Heated pool with ASHP and lockable electric pool cover
- Off road parking
- Garage
- A short walk from the town centre
- No onward chain
- Rental projections available on request

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.

Built in 2011, Windrush is a high specification modern home on a highly regarded residential road within walking distance of the centre of town and close to a local shop with Post Office.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





The spacious open plan living accommodation with underfloor heating and tiled floor is on the ground floor. The sitting area has French doors with a Juliet balcony overlooking the garden and full width bi-fold doors open to the large balcony with views up the estuary towards South Pool Creek framed by unspoilt countryside. The stylish handmade kitchen has integrated Miele appliances and off the kitchen is a utility room with complimenting units and a door to outside.

There are two en-suite double bedrooms on the ground floor and two on the first floor. The generous principal bedroom has two sets of bi-fold doors to a large balcony with spectacular views and en-suite with free-standing bath and separate shower cubicle.

On the garden level is a shower room which is useful for the pool and access to the garage / store / games room which the current owners have used as a 5th bedroom

Extensive outside entertaining areas are low maintenance, there is a level lawn and large terrace with swimming pool and summerhouse. At the side of the house is parking for several cars and there is an additional space in front of the garage.

The house is suitable as a permanent or second home with holiday letting potential and rental projections are available.

### **SERVICES**

Mains water, drainage, gas and electricity. Air source heat pump for swimming pool.

### **DIRECTIONS**

On entering Salcombe continue past the first crossroads along Main Road. Follow this road around the side of the hill and at the next junction fork left into Devon Road, left again into St Dunstan's Road and right into Herbert Road. Follow this road down and Windrush will be found on the right hand side, just before the turning for Grenville Road.





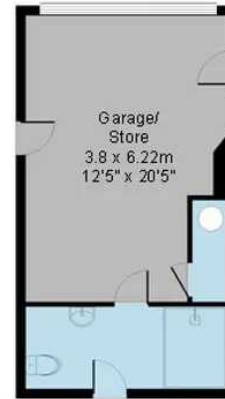




Approximate Gross Internal Area = 230 sq m / 2476 sq ft



Ground Floor



Lower Ground Floor



First Floor

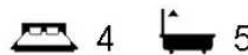


Illustration for identification purposes only, measurements are approximate, not to scale.



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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.