



High Trees

High Trees, Sandhills Road, Salcombe

Guide Price £2,950,000

HARRIET
GEORGE



High Trees

Sandhills Road, Salcombe

- Spectacular detached home
- Stunning estuary and sea views
- Private south facing setting
- Wonderful entertaining space
- Well presented split level accommodation
- Beautifully landscaped gardens
- Two garages and car port
- Driveway parking
- Potential to extend, STPP
- Walking distance of the town and North Sands beach

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.

Occupying a commanding position in this much sought after part of Salcombe, a short walk from the beach at North Sands and popular Winking Prawn beach cafe and restaurant, High Trees has been designed and built around one of the most glorious views in the South Hams.

The town's many restaurants, local pubs and shops are all within walking distance of the property.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



High Trees is a wonderful opportunity to acquire a coastal home in one of the most desirable locations in the UK.

The bright and airy kitchen dining room on the ground floor opens out to a substantial terrace with splendid views across to South Sands. There are two en-suite bedrooms on this level, the main bedroom has a vaulted ceiling and en-suite bathroom. Steps lead up to the entrance hall off which there are two further bedrooms, a shower room and WC.

The first floor sitting room, with useful study off, enjoys stunning views through the cathedral window to South Sands, Bolt Head and the cliffs guarding the entrance to Salcombe Harbour with open sea beyond.

Beautifully landscaped gardens perfectly compliment the house and the breathtakingly beautiful setting. The grounds are well established, immaculately kept and full of colour. At the front of the property is a level lawn with sun terrace enclosed by a Holly and Griselinia hedge. There are two garages, a car port and driveway parking for several cars.

SERVICES

Mains drainage, gas, water and electricity.

DIRECTIONS

On entering Salcombe from Kingsbridge, proceed over the Zebra Crossing and continue straight on, following Main Road for about 1/4 mile. At the next junction turn right into Sandhills Road. Follow this road down and around the first hairpin bend and the pedestrian gate to High Trees will be found on the left hand side. The driveway is accessed passing the pillar marked Hazeldene.





Approximate Gross Internal Area = 212 sq.m / 2282 sq.ft



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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.