



Up Yonder, Herbert Road, Salcombe

In Excess of £1,000,000

HARRIET  
GEORGE

# Up Yonder

Herbert Road, Salcombe

A well maintained detached house in an elevated position with panoramic estuary views and double garage.

Salcombe is one of the most sought after addresses on Devon's south coast, 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. The popular town has an excellent range of shops, pubs and restaurants.

Up Yonder enjoys a commanding and private position in a highly regarded location at the bottom of Herbert Road, within comfortable walking distance of the town and all its amenities.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D



Up Yonder has generous well presented family accommodation and enjoys breathtaking estuary and countryside views from its principal rooms.

On the ground floor is an extremely spacious dual aspect sitting room with fireplace and picture window at the front overlooking the garden. There is a semi open plan kitchen dining room, large utility room with door to outside and guest cloakroom.

There are 4 bedrooms on the first floor, the generous main bedroom has extensive fitted furniture and spectacular views. There are two shower rooms, one of which has been recently modernised and the other lends itself to being exclusively for the larger rear guest bedroom when required. The balcony off the galleried landing takes full advantage of the stunning views of South Pool Creek and beaches on the East Portlemouth shoreline.

Steps lead from the front porch to the garden which is easy to maintain, mainly laid to lawn with a paved sun terrace and wonderfully private being well screened by hedging and established shrubs.

The driveway provides parking for several vehicles in front of the detached double garage.

### **SERVICES**

Mains water, drainage, gas and electricity.

### **DIRECTIONS**

On entering Salcombe from Kingsbridge continue past the first crossroads along Main Road and follow this road around the side of the hill. At the next junction fork left into Devon Road and continue along this road for a quarter of a mile. At the next junction turn sharp left into Herbert Road and the entrance to Up Yonder will be found almost immediately on the left hand side via a shared tarmac driveway.



Approximate Gross Internal Area = 166.3 sqm / 1790 sq ft  
(Excluding Garage)

Garage  
Approximate Gross Internal Area = 25.0 sqm / 269 sq ft

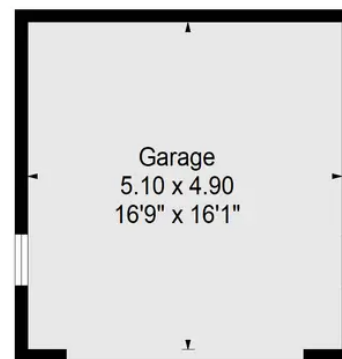
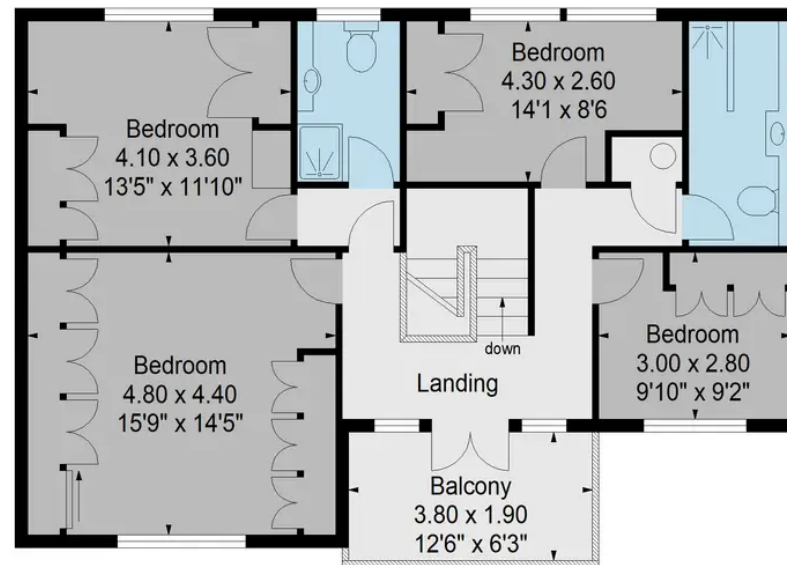
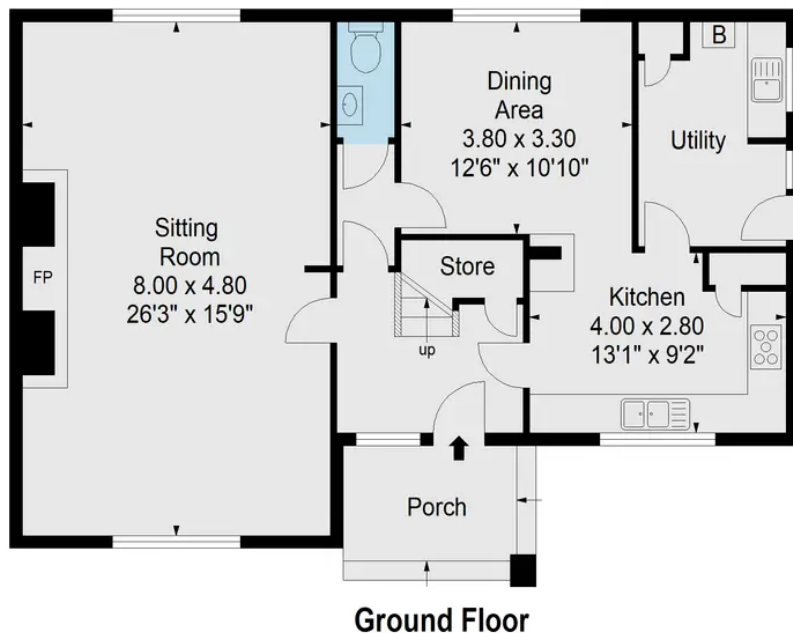


Illustration for identification purposes only,  
measurements are approximate, not to scale.

## Harriet George Properties Limited

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