



Rivendell, Malborough

Guide Price £895,000

HARRIET
GEORGE



Rivendell

Malborough, Kingsbridge

- Tranquil rural setting
- Glorious panoramic views
- Walking distance of South Sands beach
- South facing accommodation
- Sitting room with open fire
- Beautifully planted terraced gardens
- Parking for several cars
- Easily accessible to wonderful walks
- Solar panels
- Store room

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. The popular town has an excellent range of shops, pubs and restaurants.

Rivendell is located in a peaceful valley which runs down to the beach at South Sands near the mouth of the Salcombe Estuary and is about a mile and a half on foot from Salcombe town centre.

South Sands which has two boutique hotels and a watersports centre with cafe is walkable within about 15 minutes and the South Sands Ferry provides easy access to Salcombe town centre.

Close by there are some spectacular coastal walks around the cliffs at Bolt Head which guards the entrance to the harbour.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



Nestled in a peaceful and elevated setting, Rivendell occupies an enviable south facing position with the principal rooms taking full advantage of the uninterrupted views across an unspoilt partly wooded valley to countryside beyond.

The accommodation is well presented throughout and has an abundance of natural light with plentiful windows to maximise the beautiful views. The spacious sitting room has an open fire and French doors to the paved sun terrace that runs across the front of the property. The fitted kitchen has space to dine and door to the garden; there is also a separate dining room. The principal bedroom has a modern en-suite shower room and French doors to the sun terrace; a family bathroom serves the other two bedrooms.

The sloping garden has been cleverly terraced with natural stone retaining walls supporting colourful flowerbeds. The terrace at the front is a delightful area to sit and enjoy the breathtaking views over the Combe valley.

There is parking for a number of cars and space to store a boat which can be launched from the public slipway at South Sands.

SERVICES

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

DIRECTIONS

From Kingsbridge take the A381 Salcombe road and on reaching the village of Malborough turn off the main road by going straight ahead at the crossroads into Collaton Road (signposted Sharpitor). Follow this road for about 1/4 of a mile and then turn right, signposted South Sands, proceed down the hill and after passing through the small hamlet of Combe the entrance to the property will be found after about two hundred yards on the left hand side.





Approximate Gross Internal Area = 141.0 sqm / 1518 sq ft

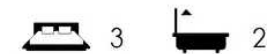
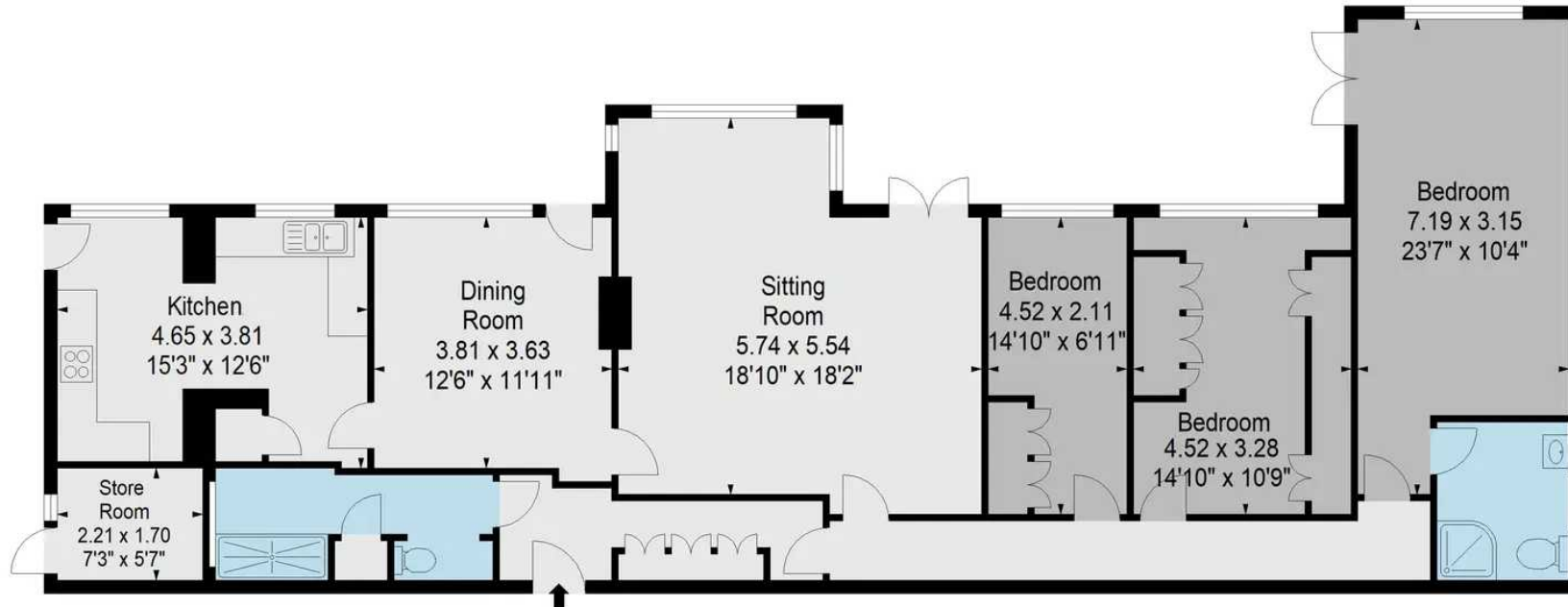


Illustration for identification purposes only.
measurements are approximate, not to scale.

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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.