



16 McIlwraith Road, Salcombe

Offers Over £1,000,000

HARRIET
GEORGE

16 McIlwraith Road

Salcombe

A substantial detached house with integral double garage and level garden.

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.

The bustling town centre is about a mile away and offers an eclectic and charming mix of shops, restaurants and pubs. The property is conveniently located close to the local primary school, a superb butchers and only a short walk into the town and harbour.

Tenure: Freehold

EPC Energy Efficiency Rating: B



The Shearwater is one of 12 newly completed houses on a private development at the end of a no through road on the outskirts of this highly desirable seaside town.

The property is conveniently located close to the local primary school, a superb butchers and only a short walk into the town and harbour which has an excellent range of shops, pubs and restaurants.

The spacious accommodation is arranged over 3 floors and benefits from plenty of natural light. There are lovely rural views from the upper floors.

On the entrance level is a spacious kitchen dining room, sitting room, utility room and shower room. There is a second living room on the first floor with windows on three elevations and access to a substantial paved terrace as well as the main bedroom with en-suite shower room. On the upper floor are three bedrooms, one of which has an en-suite shower room and the other two share a family bathroom.

The gardens surround the house and are easy to maintain. In front of the garage is driveway parking.

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, Salcombe is the jewel of the South Hams and this is an exciting opportunity to acquire one of the last remaining homes on this brand new development.

SERVICES

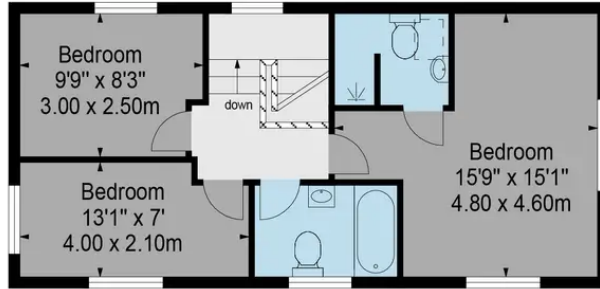
Mains water, drainage, gas and electricity.

DIRECTIONS

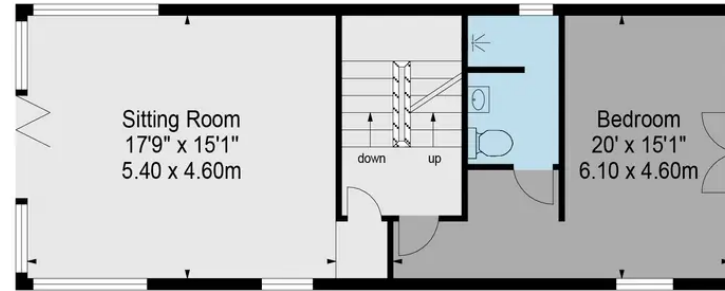
On entering Salcombe from Kingsbridge take the first left on to McIlwraith Road. Follow the road down, past the turning for Orchard Drive and 16 is the first house on the right hand side.



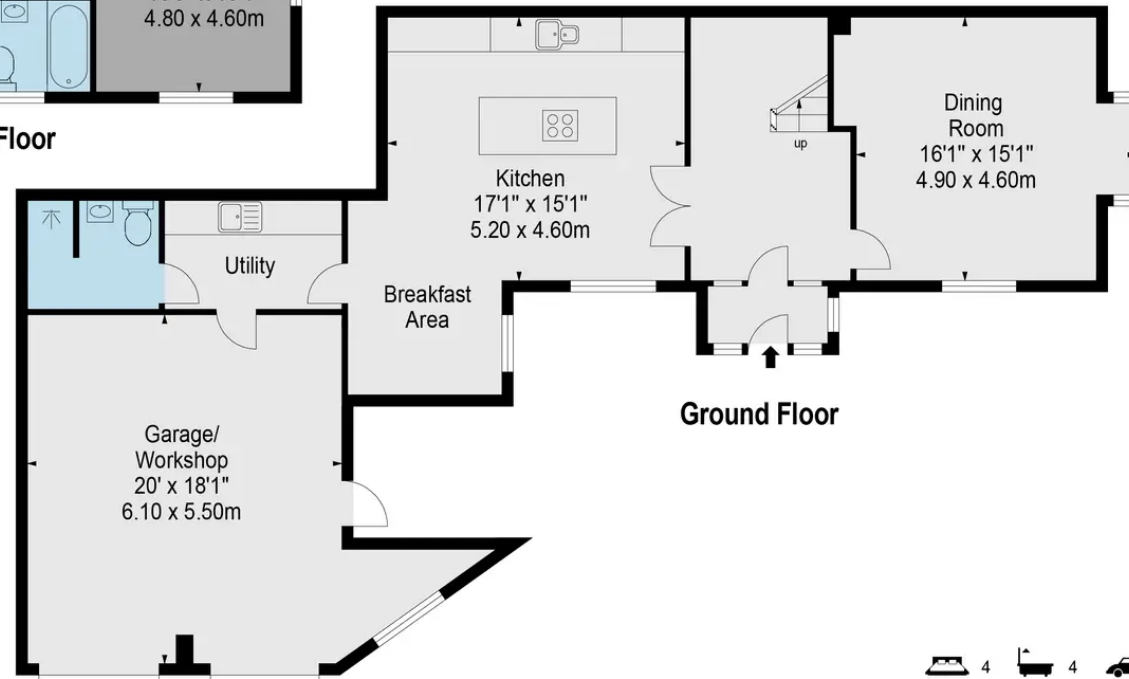
Approximate Gross Internal Area = 180.53 sqm / 1943 sq ft
 (Excluding Garage/ Workshop)
 Garage/ Workshop
 Approximate Gross Internal Area = 36.15 sqm / 389 sq ft



Second Floor



First Floor



Ground Floor



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

Harriet George Properties Limited

Unit 1, Kings Market, 74 Fore Street - TQ7 1PR

01548 859905 • harriet@harrietgeorge.co.uk • harrietgeorge.co.uk/

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.