



Ashcroft, Herbert Road, Salcombe

Guide Price £1,350,000

HARRIET
GEORGE

Ashcroft

Herbert Road, Salcombe

An exciting opportunity to renovate and extend a substantial house with spacious accommodation, water views and well established gardens.

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.

Ashcroft is a spacious family home on a popular residential tree-lined street within walking distance of the town centre and harbour which has an excellent range of shops, pubs and restaurants. There is also an extremely convenient local shop with post office on Loring Road.

Council Tax band: G

Tenure: Freehold



This bright and airy 1930's house which was extended by a previous owner many years ago stands on a generous plot and offers great scope to modernise and update. Planning permission has been granted for a single storey extension which provides approximately 25% more space on the ground floor and outside terracing. From its elevated position the house enjoys lovely views of the estuary and out to sea.

The spacious ground floor accommodation currently has two reception rooms at the rear with large windows overlooking the garden, a kitchen breakfast room, cloakroom, utility area and access to the integral garage. The plans produced re-configure and maximise this space for modern family living.

On the first floor are five bedrooms, an en-suite shower room and family bathroom.

The generous plot has mature gardens at the front and rear, planted with shrubs and small trees. The driveway provides parking for one car in front of the garage and there is scope to create hardstanding to store a boat or further parking.

SERVICES

Mains water, drainage and electricity.

DIRECTIONS

On entering Salcombe from Kingsbridge 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, and immediately left again into St Dunstan's Road. At the top of the hill turn right into Herbert Road. Follow this road down and Ashcroft will be found on the right hand side, just before Loring Road.



Approximate Gross Internal Area = 188.9 sqm / 2034 sq ft
(Including Garage)

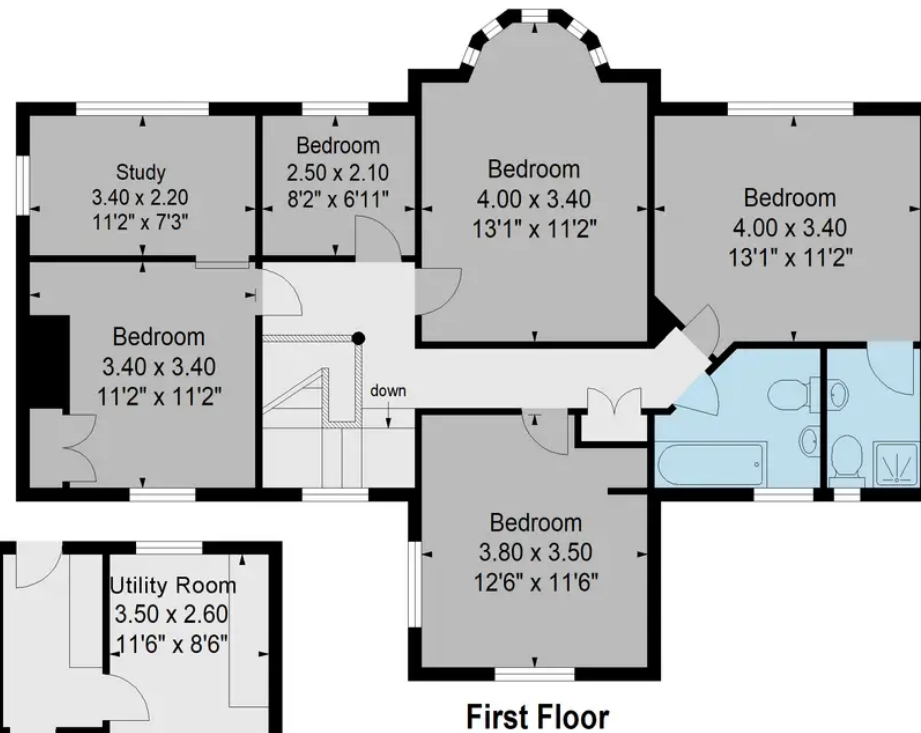
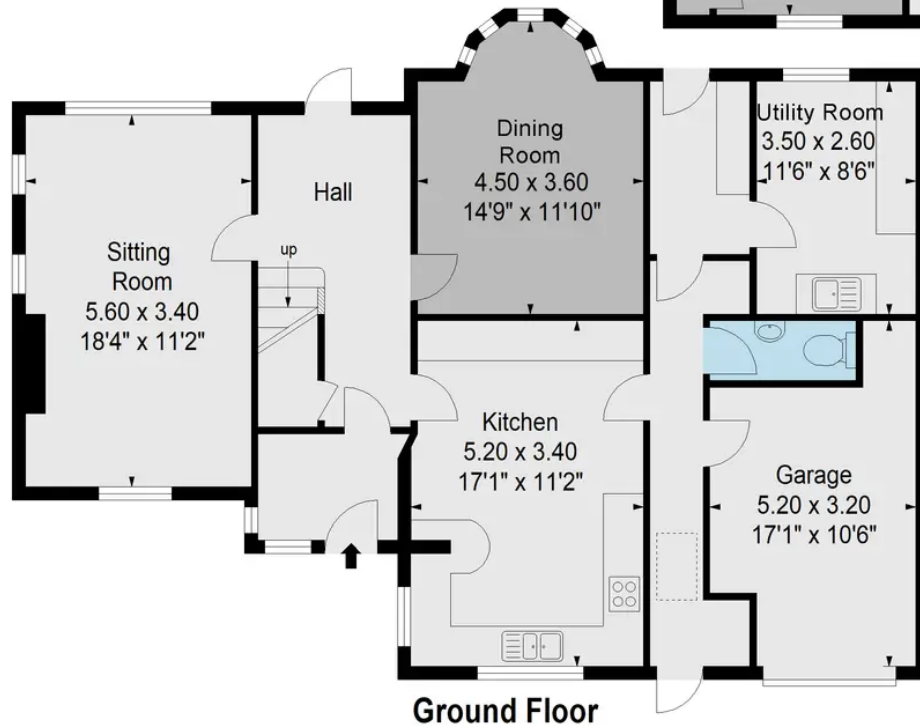


Illustration for identification purposes only,
measurements are approximate, not to scale.

Harriet George Properties Limited

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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.