



Merchants House, Devon Road, Salcombe

In Excess of £2,500,000

HARRIET
GEORGE



Merchants House

Devon Road, Salcombe

- Impressive Victorian Villa
- A short walk from the town and harbour
- Highly desirable location
- Thoughtfully and stylishly renovated
- Self-contained 2 bedroom apartment
- Beautifully landscaped gardens
- Ample parking
- Smart lighting and remote controlled heating
- Superb holiday letting history
- Building plot by separate negotiation

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 a long sandy beach with hidden coves backed by woodland and coastal paths.

Merchants House is in a much sought-after location, out of the hustle and bustle, yet just a few minutes walk of the many restaurants, pubs and boutique shops.

Council Tax band: G

Tenure: Freehold



Built towards the end of the 19th Century, this handsome villa is on the lower end of Devon Road within a very short walk of the town centre. The house has superbly proportioned contemporary accommodation with some beautiful period features.

The L-shaped open plan kitchen dining living room on the ground floor is an elegant space with high ceilings, deep skirting boards and sash windows, French doors off the bespoke Andrew & Albert kitchen lead out to the garden. There is also a snug and utility / cloakroom on this floor.

On the first floor are 3 bedrooms, one of which is en-suite, and the others share a family bathroom with free-standing bath and separate shower. The top floor is set up as a dormitory with 4 single beds and a bathroom.

There is a well appointed self-contained apartment on the lower ground floor which could, if desired, and subject to any necessary consents, be incorporated into the main house.

Delightful gardens at the rear have been landscaped for ease of maintenance and provide perfect areas for sunbathing, summer entertaining and barbecues. There is also parking for numerous vehicles.

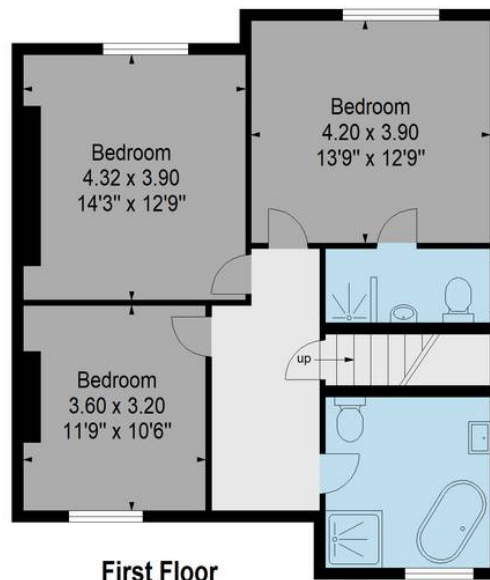
Available by separate negotiation is a stone building with planning permission for a detached dwelling with garden and parking. The new build is not required to be ancillary to Merchants House and has a clean title, making it suitable as a permanent or second home with holiday letting potential.

The property has an established and highly successful holiday letting history and rental figures are available on request.

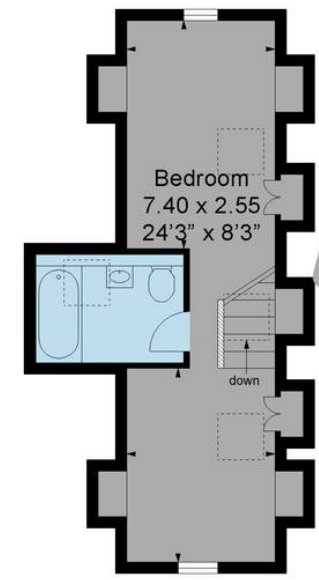




Approximate Gross Internal Area = 233.6 sqm / 2514 sq ft



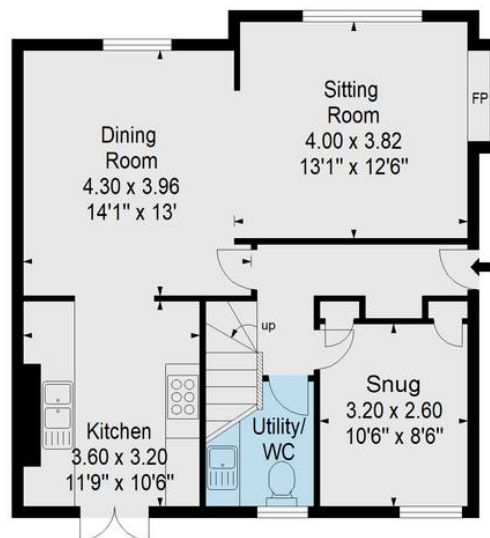
First Floor



Top Floor



Lower Ground Floor



Ground Floor



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.