



Batson House Allenhayes Road, Salcombe

Guide Price £950,000

HARRIET
GEORGE

Batson House

Allenhayes Road, Salcombe

A recently renovated semi-detached 4 bedroom house with well proportioned accommodation, low maintenance gardens and parking.

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. 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.

Batson House was built around the turn of the last century and occupies a very convenient position within easy walking distance of all the town's amenities.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Batson House is a charming period home which has been thoughtfully renovated by the current owners, and the wealth of period character and charm extends well beyond the facade.

The semi open plan living accommodation with wooden floor is on the ground floor. At the front is a sitting room with bay window and open fire, a pretty original arch leads through to the kitchen dining room with door to the garden. Off the bespoke shaker style kitchen is a useful utility room and shower room.

There are three bedrooms on the first floor, a family bathroom and shower room.

Stairs from the hallway lead down to the lower ground floor where there is a 4th bedroom and en-suite shower room.

At the front there is a small garden/sitting out area planted with shrubs. At the back there is a further small area of garden, mainly courtyard which catches the afternoon/evening sun, and which includes a garden store. There is hardstanding for one car at the top accessed off Allenhayes Lane.

SERVICES

Mains water, drainage, gas and electricity,

DIRECTIONS

On entering Salcombe from Kingsbridge turn left after passing West End Filling Station into Onslow Road. Proceed towards the bottom of the hill and take the third turning right into Allenhayes Road. Follow this road and just after the point where it bears left at a junction, the property can be found on the right hand side.



Approximate Gross Internal Area = 135 sqm / 1453 sq ft

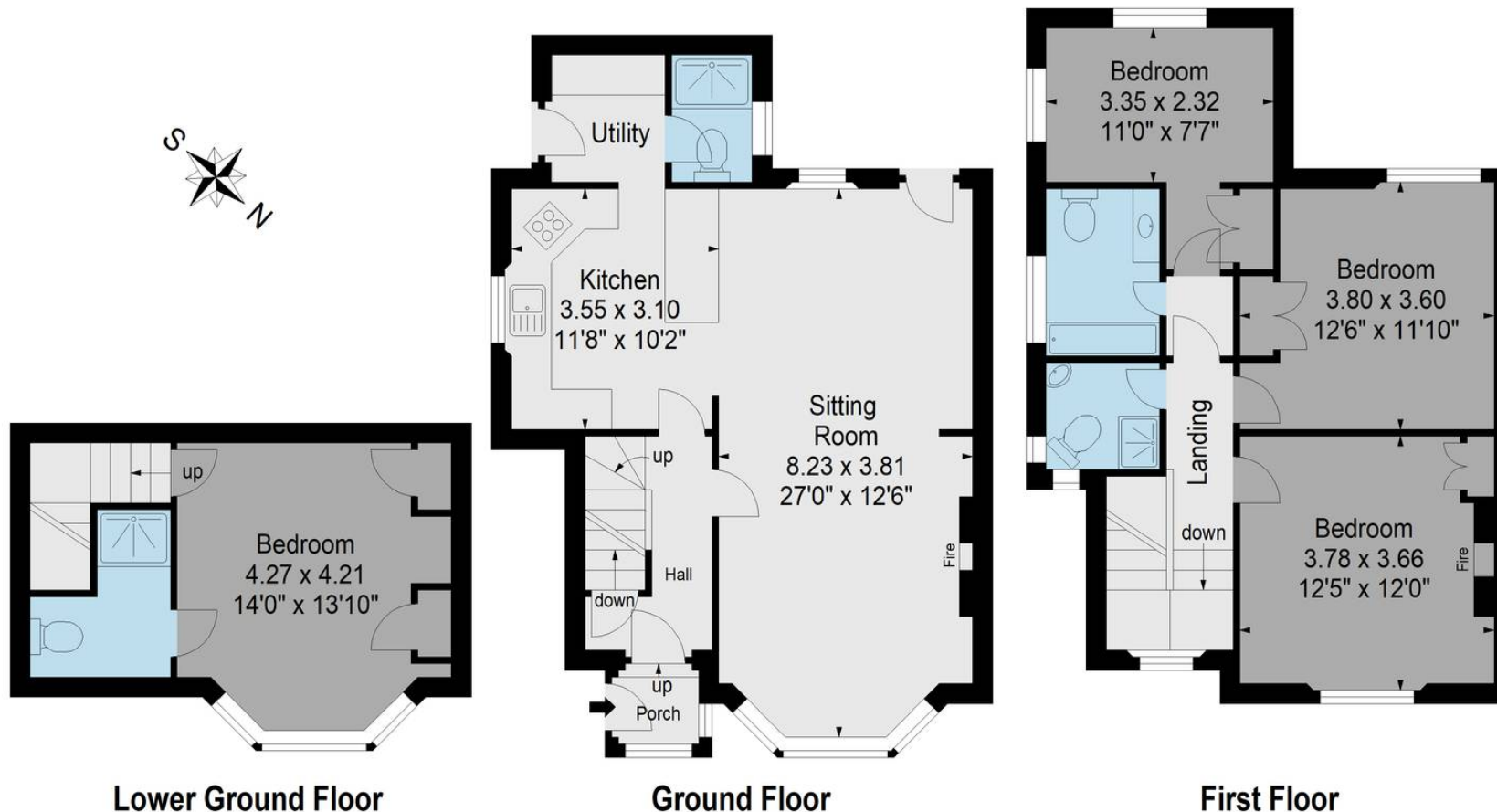


Illustration for identification purposes only, measurements are approximate, not to scale.

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