



The Old Rectory, East Portsmouth

In Excess of £10,000,000

HARRIET
GEORGE



The Old Rectory

East Portlemouth, Salcombe

- An iconic period home on the Salcombe Estuary
- Extensive foreshore, private moorings and slipway
- An abundance of original features
- Kitchen with 4 oven electric AGA
- Self-contained apartment within the main house
- Beautifully landscaped gardens
- Triple garage and ample driveway parking
- Walled garden with greenhouse
- Boathouse with successful holiday letting history
- In all about 3 acres

East Portlemouth is a small coastal village on the east bank of the Kingsbridge and Salcombe Estuary. This popular and pretty village is home to some beautiful sandy beaches which include Mill Bay and Sunny Cove. Port Waterhouse, which has an RYA Training Centre teaching windsurfing and power boating alongside other activities, is a short walk from the property. There is also a bar that's open during the main summer season.

The recently opened Village Farm and Artisan Centre and The Old Stable, are both wonderful additions to the village and there are excellent pubs in the neighbouring villages of East Prawle and South Pool.

The stunning waterside town of Salcombe is East Portlemouth's closest neighbour and accessible 365 days a year via a short passenger ferry ride. Salcombe offers a wonderful abundance of independent shops, galleries, cafes, restaurants and pubs.

Council Tax band: H

Tenure: Freehold



Standing in extensive and beautifully landscaped grounds of over three acres, with recently built boathouse, foreshore and private moorings, The Old Rectory is undoubtedly the finest house along the East Portlemouth shoreline.

This elegant and handsome house enjoys glorious views of the estuary from both the property and its tranquil gardens. The accommodation, which extends to over 5000 sq ft, is full of charm and period detailing and includes sash windows with working shutters, decorative ceiling mouldings, flagstone floors and some original fireplaces.

All the ground floor reception rooms are beautifully proportioned and include a drawing room with marble fireplace, dining room with French doors onto the garden and a library, both with wood burning stoves. The spacious kitchen living room has a central wood burning stove, 4 oven electric AGA and flagstone floor. Also on the ground floor is a boot room, utility room, study, pantry and cloakroom with shower.

Stairs from the gracious entrance hall lead up to the first floor which has five bedrooms and four bathrooms. The principal bedroom has wonderful views over the garden to the estuary and an impressive en-suite with central roll top bath. In addition, there is a self-contained one apartment on this floor that can be accessed from the house or externally via a spiral staircase.

A stylish boathouse was built about 5 years ago and enjoys panoramic views from its waterfront setting. The contemporary accommodation has an open plan living area on the upper floor with sliding doors to the decked balcony. On the ground floor is a double bedroom with bath that enjoys the most wonderful views of the creek, an en-suite shower room and separate WC.



The house stands in exquisite gardens that sweep down to the waters edge. The shrubberies and flower beds are packed with a fascinating variety of plants, shrubs and specimen trees. There are wide expanses of lawn and a sheltered walled garden with large greenhouse. On three sides of the house is a broad flagstone terrace which provides a perfect sitting area. At the back of the house is a cobbled courtyard with wine and log stores off and a balcony that looks out over the hills behind.

The property has a frontage of approximately 275 metres (900 feet) to the estuary. The foreshore down to the mean low water level is owned and there is a slipway, two running moorings and two tidal moorings. At low tide there is access from the bottom of the garden along the foreshore to all of the unspoilt beaches with hidden coves and rock pools backed by woodland and coastal paths.

SERVICES

Main water and electricity. Private drainage. Oil fired central heating. The Boathouse has an air source heat pump.

DIRECTIONS

There are two ways to reach East Portlemouth, one is to leave the village of South Pool and follow the Tidal Road (dependent on tide levels). Keeping the water on your right, The Old Rectory will be found on the right-hand side about 1 mile beyond Goodshelter.

Alternatively, on entering the village of East Portlemouth continue downhill until reaching the T-Junction signposted Passenger Ferry and Mill Bay. Turn right, keeping the water on your left and The Old Rectory will be found on the left-hand side after the first bend.









Total area: approx. 476.8 sq. metres (5132.7 sq. feet)

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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.