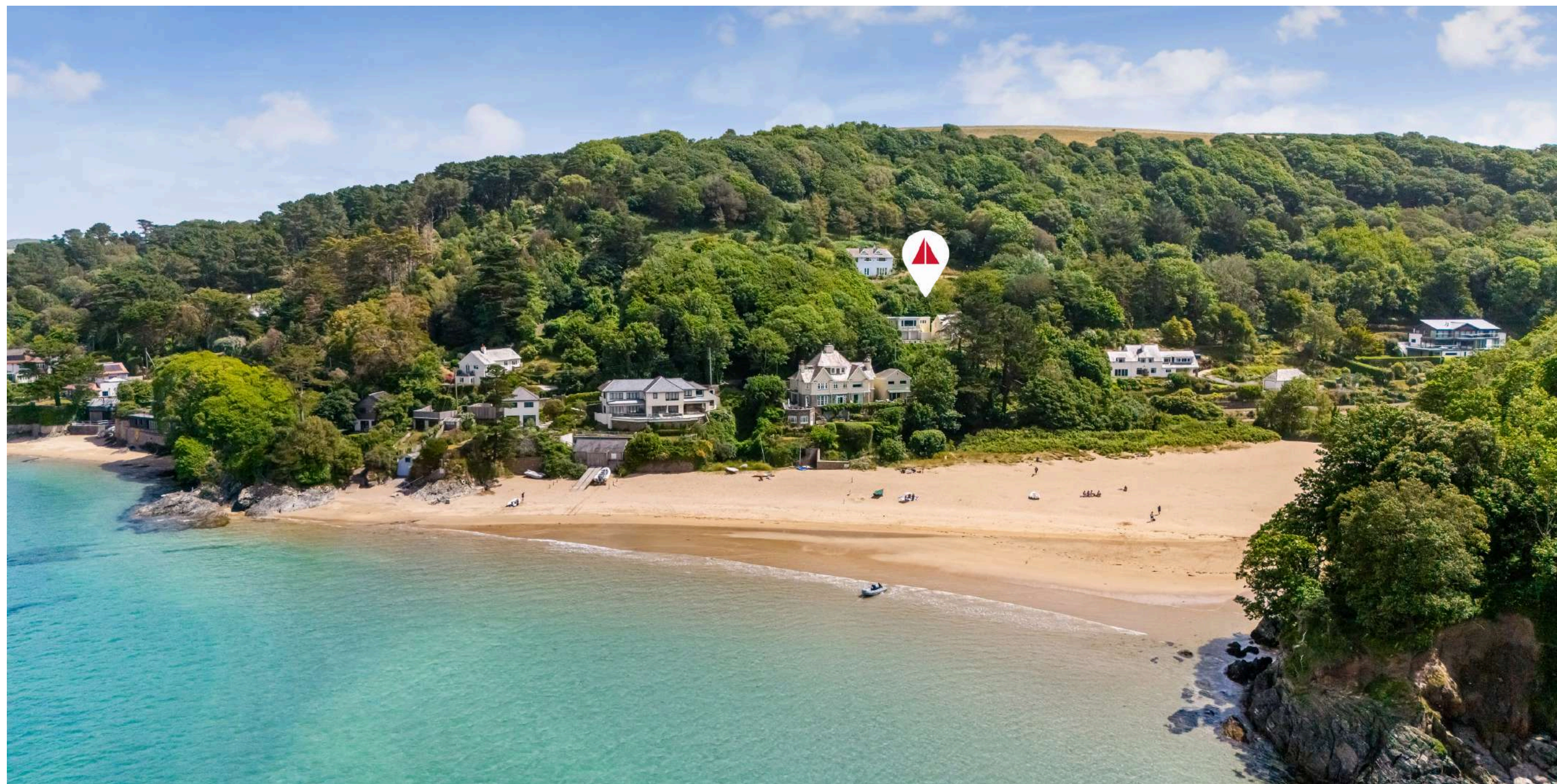


# MILLBAY COTTAGE

## EAST PORTLEMOUTH







# MARCHAND PETIT

COASTAL, TOWN & COUNTRY

## Millbay Cottage | East Portlemouth Salcombe | Devon | TQ8 8PU

### Mileages

A38 Devon Expressway 16 miles, Totnes 21 miles,  
Kingsbridge 8 miles, Salcombe 10 minutes away  
(On foot and by passenger ferry)  
(All mileages are approximate)

### Accommodation

#### Cottage

#### Ground Floor

Living/Dining Room, Kitchen, Utility Room, W/C

#### First Floor

Three Bedrooms, Shower Room, W/C

#### Annexe

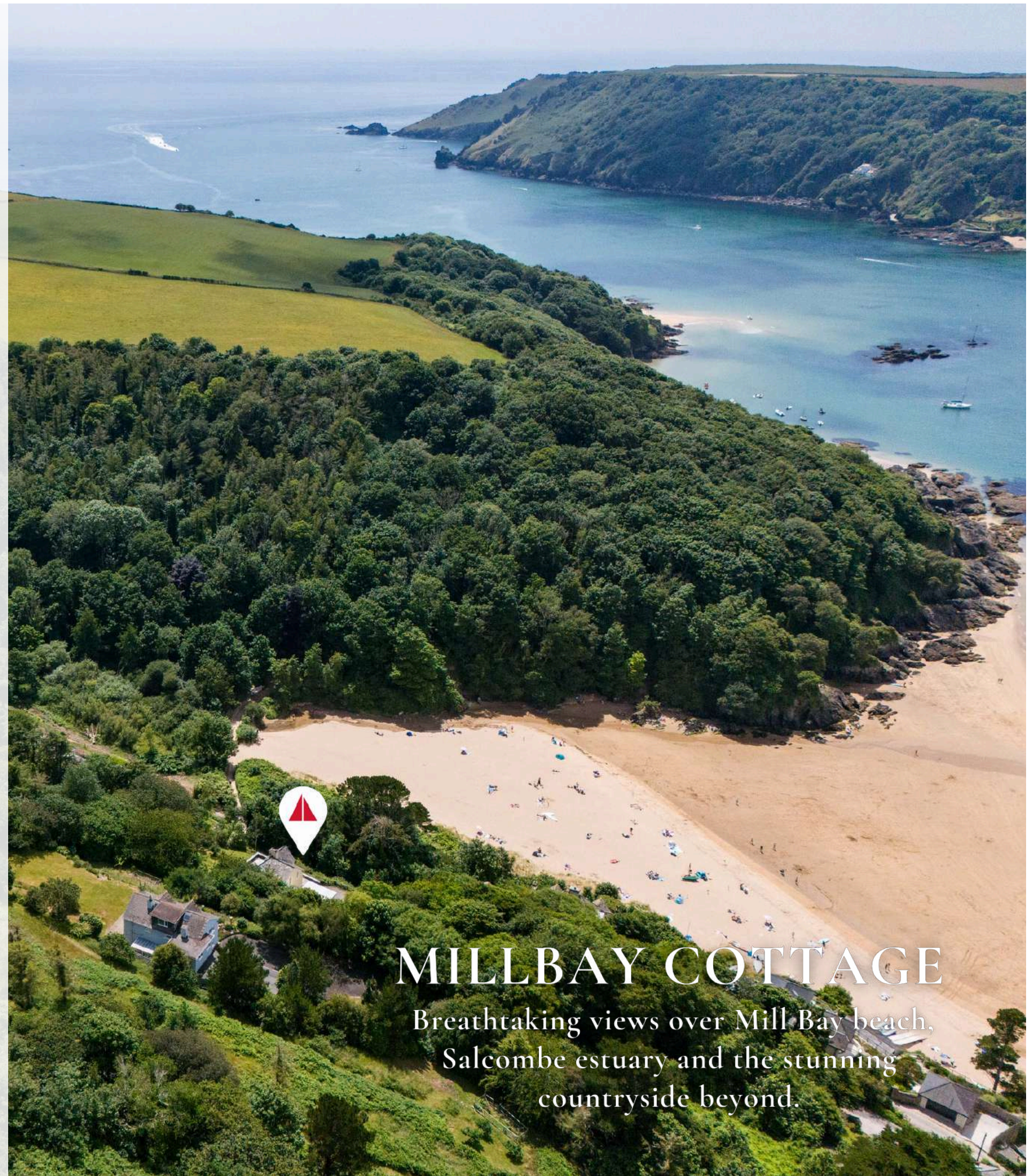
Sitting/Dining Room, Kitchen, Bathroom, Bedroom,  
Dressing Room, Balcony

#### Outside

Double Garage, Boiler House, Garden and  
Wraparound Terrace

### Salcombe Office

01548 844473 | [salcombe@marchandpetit.co.uk](mailto:salcombe@marchandpetit.co.uk)  
24 Fore Street  
Salcombe, TQ8 8ET



## MILLBAY COTTAGE

Breathtaking views over Mill Bay beach,  
Salcombe estuary and the stunning  
countryside beyond.



Millbay Cottage occupies a magnificent position in the highly desirable and picturesque estuary village of East Portlemouth. Sitting proudly above Mill Bay beach, with stunning views across the Salcombe estuary and town, this delightful property also benefits from a detached annexe.

Dating back to the early 1900s, this charming cottage is full of character and appeal. The ground floor is centred around an open-plan kitchen and a flowing living/dining room, which enjoys two sets of French doors opening onto the wraparound terrace. An abundance of windows ensures ample natural light and offers plenty of opportunities to take in the breathtaking views. Also on this floor is a practical utility room and a W/C, with access to the rear courtyard.

Upstairs, the first floor features three double bedrooms, all enjoying the surrounding scenery, along with a shower room and a separate W/C.

A standout feature of Millbay Cottage is the detached, self-contained one-bedroom annexe, which boasts panoramic estuary views from both the living area and the adjoining full-width balcony. Truly a highlight of this remarkable property, the views here are unrivalled.

The property is accessed via a gated driveway that leads to the main cottage, annexe, double garage, and a generous parking area. The main cottage is surrounded by a charming wraparound terrace and features a delightful landscaped garden, with steps leading down to a gate that provides direct access to Mill Bay beach below.

#### Location

With its naturally mild climate, East Portlemouth, the Salcombe Estuary and the surrounding South Hams coastline is the perfect setting for this family home. East Portlemouth itself has a loyal following for those seeking proximity to sandy beaches, all day and evening sunshine, and effortless access to dramatic and idyllic coastlines. The region is known for having a particularly kind climate and its scenery is a patchwork of lush, unspoilt countryside, hidden coombes and golden sands.

Nearby is the vibrant town of Salcombe; once a prosperous fishing village, it retains much of its original charm and character. The town's many restaurants, local pubs and lively shops are all within an easy boat trip of Bay House. The Salcombe Estuary has numerous sandy beaches, coves and sheltered anchorages, all of which help make it an outstanding spot for dinghy sailing, water sports and boating. Salcombe is also a famous yachting centre and provides a perfect cruising base from which to explore France, the Channel Islands, and the harbours and creeks of the West Country. The Georgian market town of Kingsbridge is about 8 miles away, providing additional primary and secondary schools, as well as a more extensive range of interesting local shops, two national supermarkets and many other amenities.











## Key Features

- Charming 3 bedroom cottage with wonderful detached annexe
- Stunning and sought after location
- Breathtaking views of Salcombe Estuary and Mill Bay beach
- Double garage and ample parking
- Delightful garden and wrap around terrace
- Only a short ferry ride across to Salcombe

“A standout feature of Millbay Cottage is the detached, self-contained one-bedroom annexe, which boasts panoramic estuary views.”

















# Property Details

Services:	Mains electricity and water. Private drainage. Oil fired central heating.
EPC Rating:	Current: F, Potential: C
Council Tax:	Band F
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

### Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

### Directions

From Kingsbridge, proceed on the A379 towards Dartmouth. At Frogmore, follow the signs for East Portlemouth. Upon descending into the village, take the left-hand hairpin bend at the bottom of the hill, signposted 'Mill Bay.' Continue along this road, passing the Venus Café. Shortly after, the driveway to Millbay Cottage will be on your left.

### Viewing

Very strictly by appointment only through Marchand Petit (Salcombe Office)  
Tel: 01548 844473





# Floor Plans

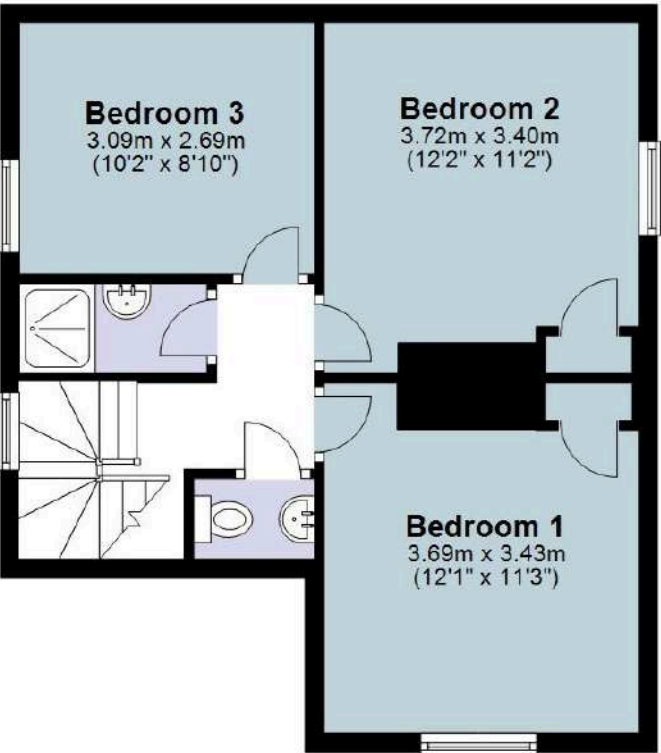
## Ground Floor

Approx. 50.3 sq. metres (540.9 sq. feet)

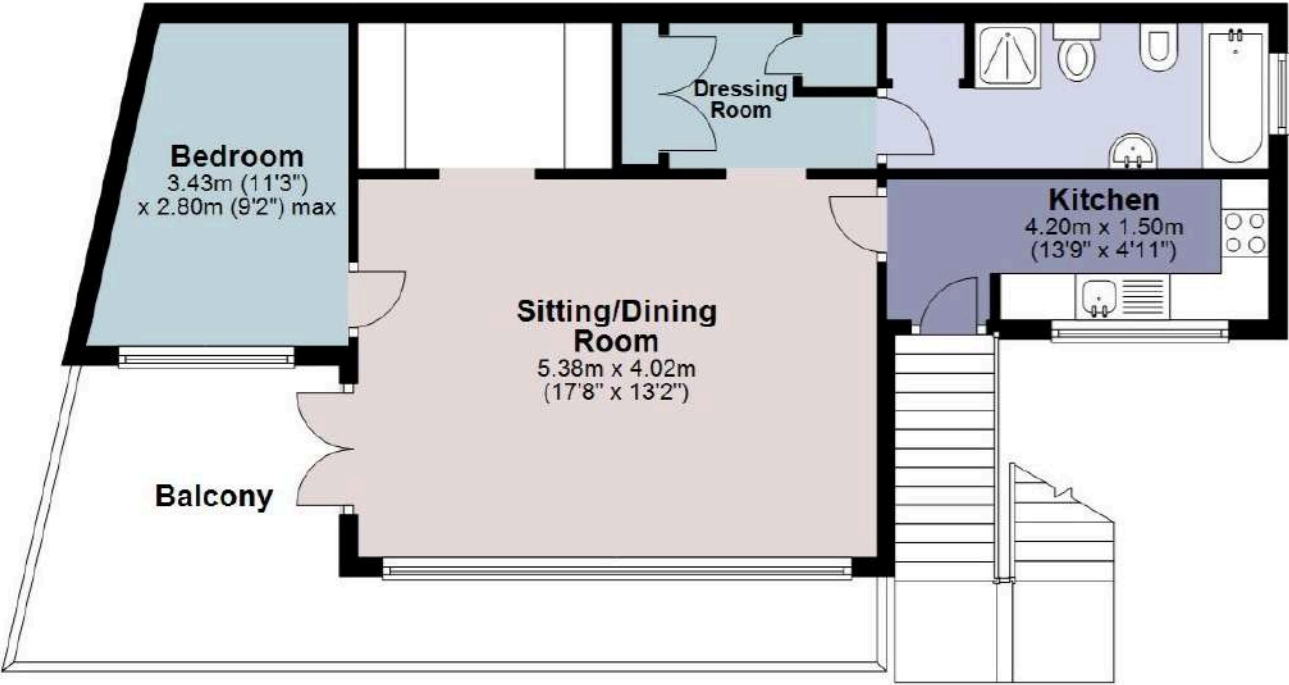


## First Floor

Approx. 96.8 sq. metres (1042.1 sq. feet)

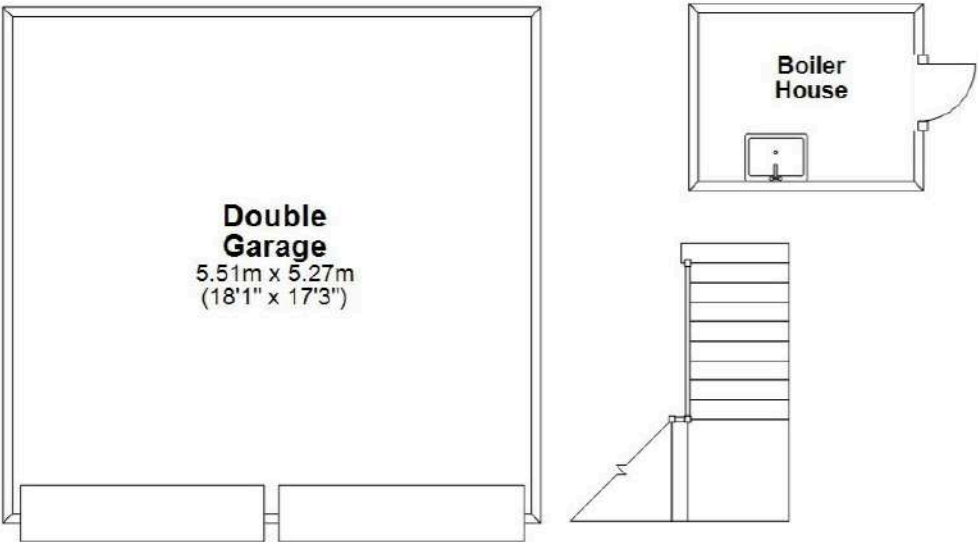


## Annexe



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

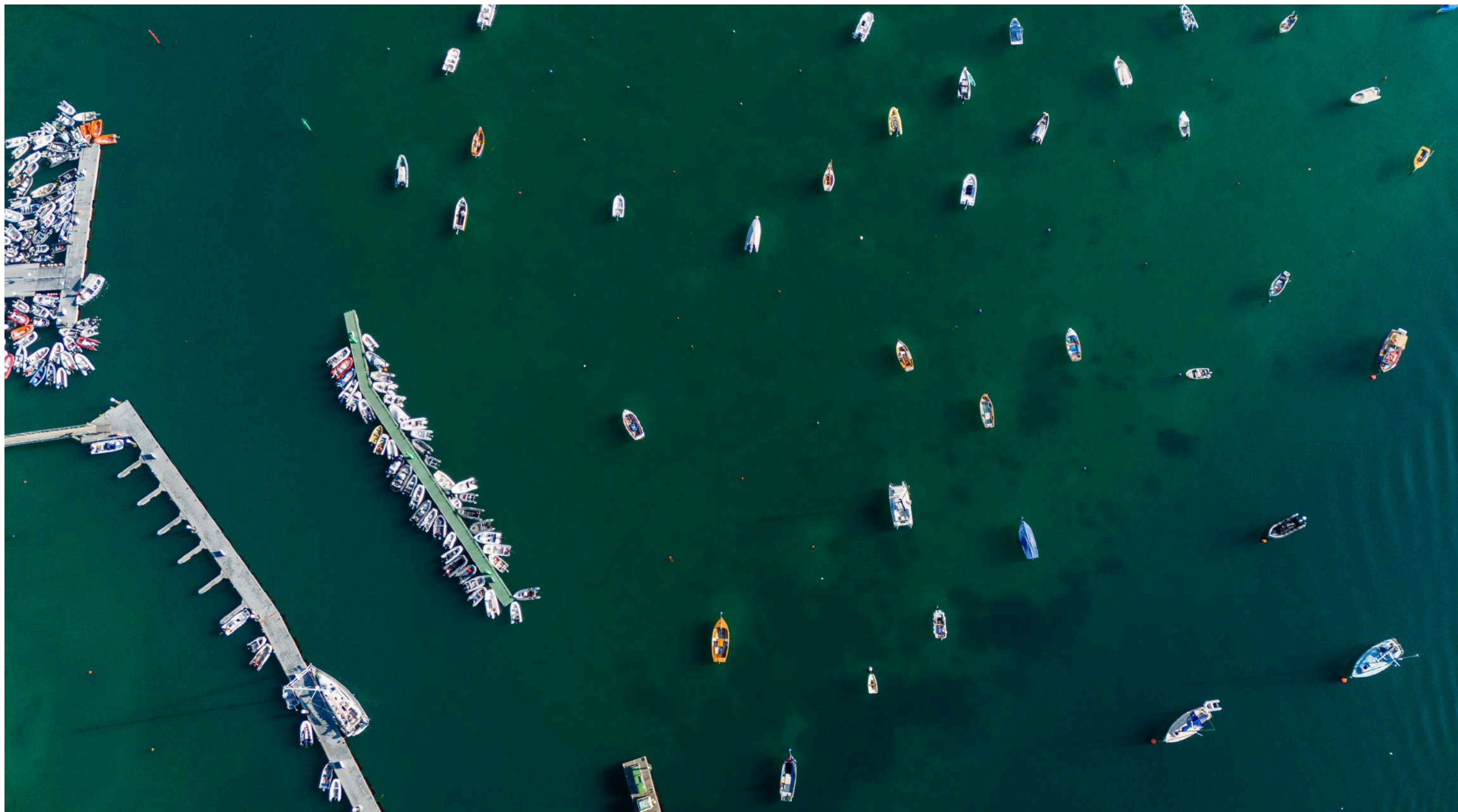


Total area: approx. 147.1 sq. metres (1583.0 sq. feet)









MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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