

STRATHMORE SALCOMBE




MARCHAND PETIT
COASTAL, TOWN & COUNTRY



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**Strathmore | Herbert Road | Salcombe
Devon | TQ8 8HN**

Mileages

Malborough 2.5 miles, Kingsbridge 6 miles, Plymouth

24 miles, A38 Devon Expressway 16 miles

(distances are approximate)

Accommodation

Ground Floor

Entrance Hall, Sitting Room, Kitchen, Dining Room,
Two Bedrooms, Two En-suites

First Floor

Landing, Two Bedrooms, Family Bathroom, Eaves

Outside

Driveway, Off Street Parking, Front Garden, Decking,
Rear Garden

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street

Salcombe, TQ8 8ET



STRATHMORE

An attractive and charming
detached house offering stunning
sea and estuary views.

Strathmore is a delightful detached home boasting four bedrooms and breathtaking sea views, nestled in a highly sought-after location in Salcombe. Its elevated position offers a spectacular outlook, with sweeping views across the picturesque East Portlemouth, the open sea, and the rolling South Hams countryside.

Designed for both comfort and natural light, the property exudes a spacious and inviting feel. The ground floor features a generous living room, kitchen, and dining room, all with patio doors leading to a stunning raised decking area. A large picture window in the living room serves as a focal point, providing a perfect space to unwind while admiring the scenery. Two well-appointed bedrooms, each with an en-suite shower room, are also located on this level. Stairs from the entrance hall lead to the first floor, where two additional bedrooms, a family bathroom, and ample eaves storage can be found.

Outside, a private driveway provides parking for up to two cars. The front of the property features a neatly maintained garden and an attached outdoor storage area. At the rear, the raised decking offers an ideal vantage point for enjoying the spectacular surroundings, while a spacious lawned garden, bordered by mature shrubs and bushes, extends beyond.

The beautiful estuary town of Salcombe is located in the heart of the South Devon region known as the South Hams, which is known for having an uncommonly temperate climate, verdant unspoilt countryside, hidden combs and a spectacular coastline. Arguably one of the most sought after waterfront locations in the UK, Salcombe is the perfect setting for this beautiful home. Once a thriving fishing village, Salcombe still retains much of its original charm and character. The property sits within the short distance of the town, with its many restaurants, local pubs and boutique shops. More extensive shopping and amenities are available in Kingsbridge. The Salcombe Estuary has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dingy sailing, water sports, boating and long walks along the beautiful coastline.





Key Features

- Attractive detached house
- 4 Bedrooms
- Sea and Salcombe Estuary Views
- Light ad spacious accommodation
- Desirable location
- Close to town centre
- Off street parking

“Its elevated position provides a magnificent outlook, with views stretching across to the picturesque East Portlemouth, the open sea, and the rolling South Hams countryside.”





Property Details

Services:	Mains gas, electricity, water.
EPC Rating:	Current: D, Potential: C
Council Tax:	Band G
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

Upon entering Salcombe from Kingsbridge, go straight ahead at the first crossroads and continue along Main Road as it winds around the side of the hill. At the next junction, fork left onto Devon Road, and immediately fork left again onto St Dunstan's Road. At the top of the hill, turn right onto Herbert Road, and after about 100 yards, Strathmore will be on the right hand side.

Viewing

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



Floor Plans



Total area: approx. 177.9 sq. metres (1914.5 sq. feet)

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.



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