

MONTE PETRI

BOLTHEAD




MARCHAND PETIT
COASTAL, TOWN & COUNTRY

Monte Petri | Bolt Head | Salcombe
Devon | TQ8 8LL

Mileages

Malborough 2.5 miles, Kingsbridge 6 miles,
Plymouth 24 miles, A38 Devon Expressway
16 miles (distances are approximate)

Development Opportunity

The Plot

Full planning for 5 bedroom remodelling
of existing building (0425/22/HHO)

Also included on the plot - **The Annex**

Ground Floor

Garage / Parking / Storage

First Floor

Bedroom and Bathroom

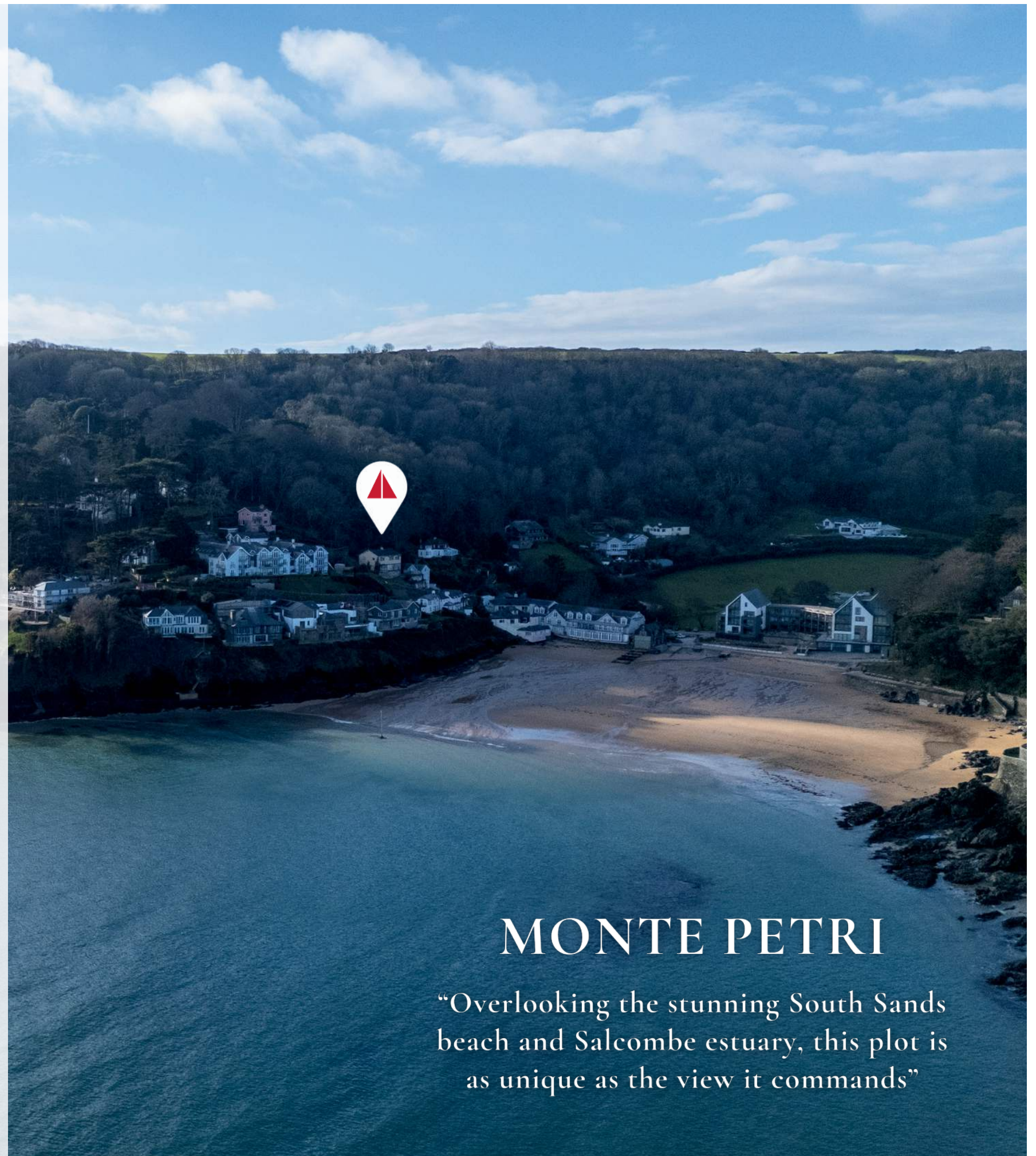
Second Floor

Open plan kitchen lounge with sea views
and exposed vaulted ceiling

Salcombe Office

01548 844476 | salcombe@marchandpetit.co.uk

24 Fore Street
Salcombe, TQ8 8ET



A rare opportunity to acquire a substantial development plot in the highly sought-after and prestigious location of Bolt Head, Salcombe. Overlooking the breathtaking South Sands beach and Salcombe estuary, this plot is as exceptional as the views it offers. An ideal prospect for an investor or developer.

Full planning permission has been granted for a luxury 5-bedroom house, designed by local architects. The design features five spacious bedrooms, alongside a large kitchen-family room, media lounge, pantry, wet rooms, a striking feature staircase, and a veranda from which to savour the stunning panoramic views.

The current owners have already invested in converting the Annex into high-standard living accommodation, with parking below. The accommodation is spread across two floors: the first floor comprises a large bedroom and bathroom, while the second floor offers a modern, open-plan kitchen, dining, and lounge area. The beautiful oak-beamed ceiling and windows provide picturesque views over South Sands beach and down the estuary towards Kingsbridge.

The Annex and surrounding plot must be viewed strictly by appointment only.





Key Features

- Rare opportunity to acquire a plot of land in this highly prized location
- Development plot with full planning 0425/22/HHO
- Annex 1 bed / 1 bathroom
- Sea and Estuary Views
- Sought after location
- Close proximity to South Sands beach
- Parking/Storage
- Investment/development

“The owners have already invested in converting the Boathouse into high standard living accommodation with parking below”





Property Details

Services:	Mains
EPC Rating:	N/A
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Fixtures & Fittings

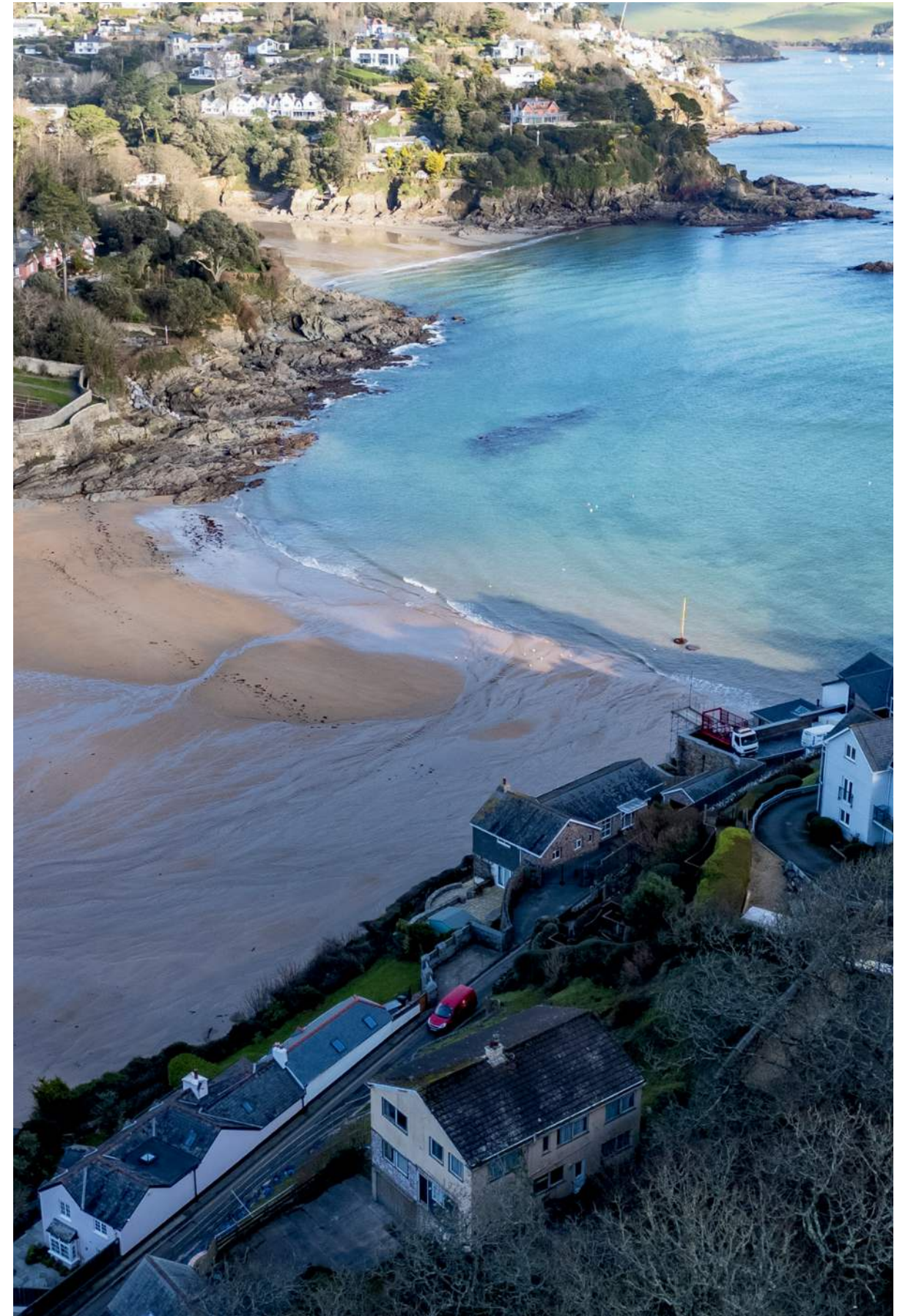
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

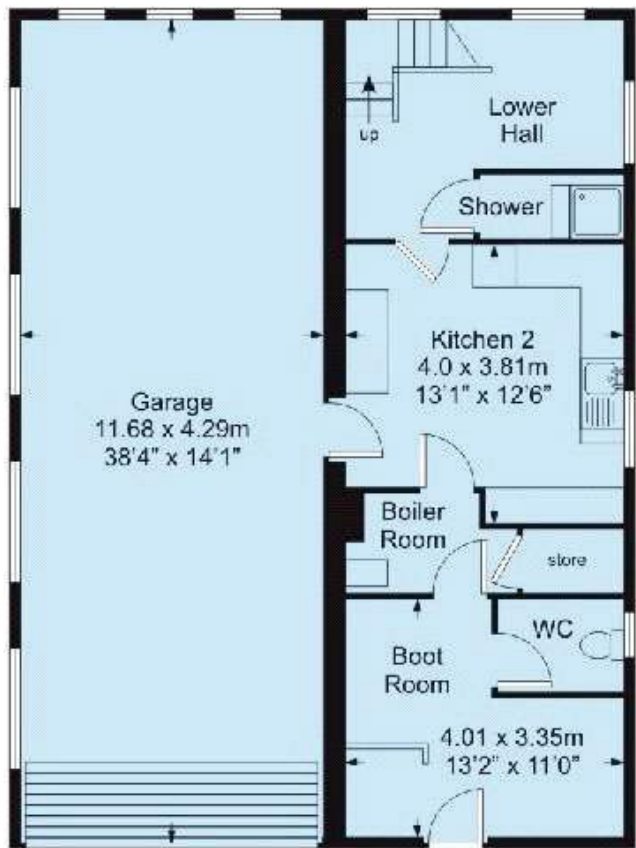
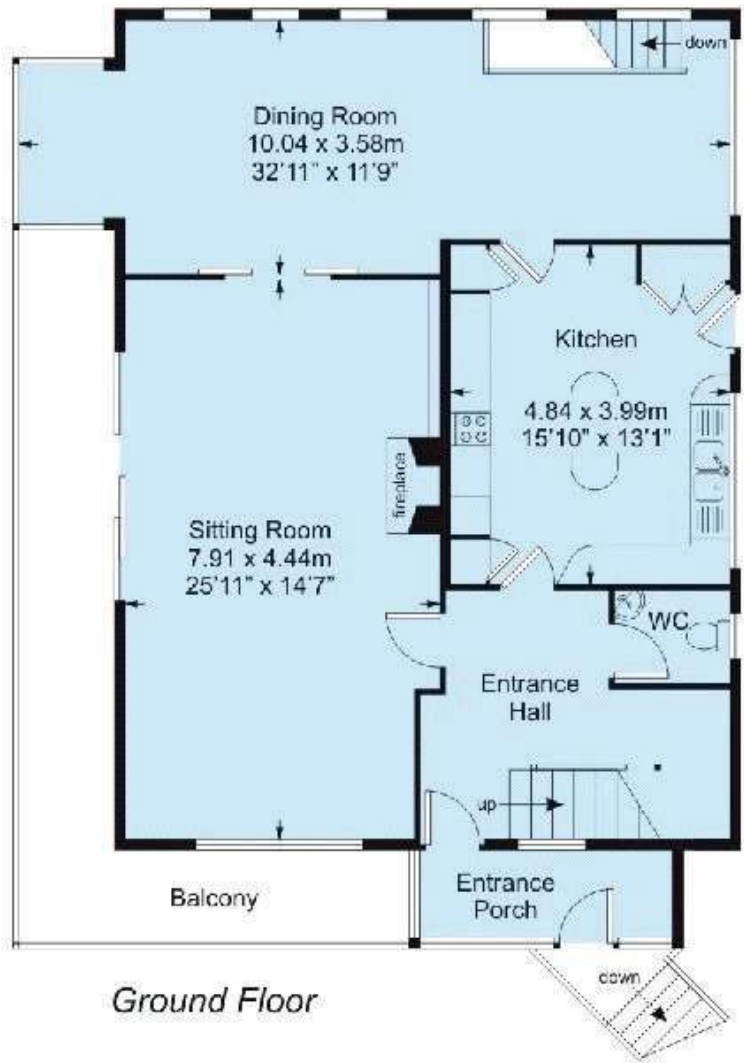
Approaching Salcombe from Kingsbridge, turn off the A381 at Malborough village by going straight ahead at the crossroads into Collaton Road. Follow this country lane for just over a mile, following signs to North Sands. This road leads down a steep hill, and upon reaching a T-junction, turn right. Continue down the hill, passing South Sands beach on your left. Then, follow the road as it turns sharply to the left, and Monte Petri will be found on the right.

Viewing

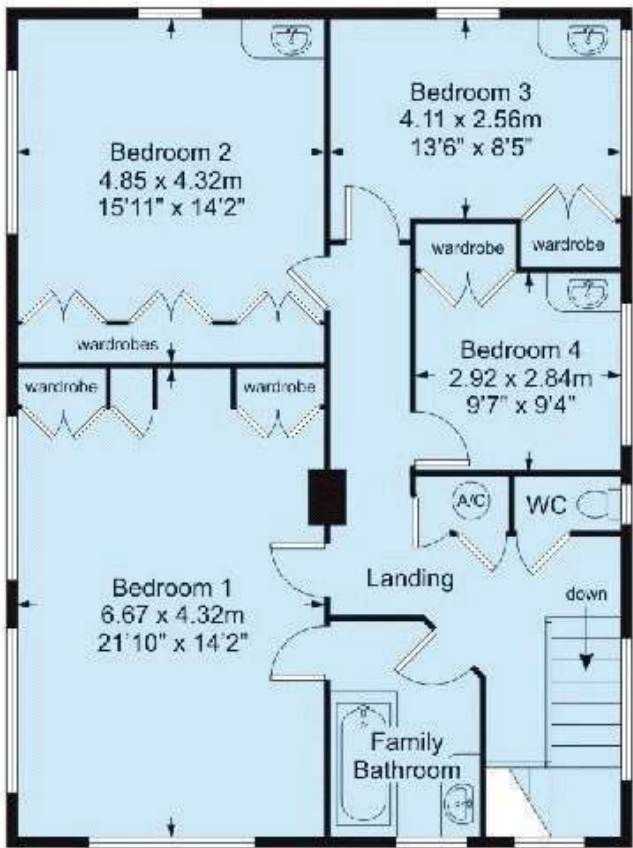
Very strictly by appointment only through Marchand Petit (Salcombe Office) Tel: 01548 844473



Floor Plan



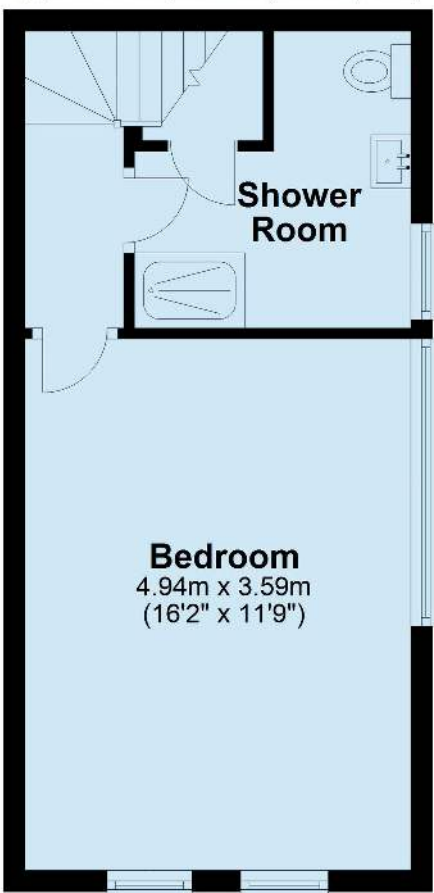
Basement



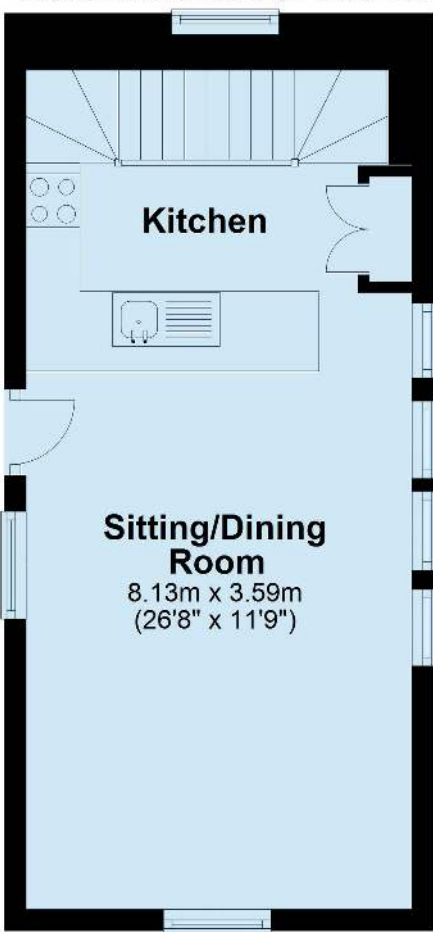
First Floor
Total area 252.4 Sq.m
(2717 Sq.ft) Approx.
(Excluding Garage)

Annex Floor Plan

Ground Floor
Approx. 28.0 sq. metres (301.4 sq. feet)



First Floor
Approx. 29.2 sq. metres (314.2 sq. feet)



Total area: approx. 57.2 sq. metres (615.6 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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