

FORTH SALCOMBE




MARCHAND PETIT
COASTAL, TOWN & COUNTRY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Forth | Herbert Road
Salcombe | Devon | TQ8 8HR

Mileages

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

Accommodation

Ground Floor

Entrance hall, 2 double bedrooms, bathroom, utility room.

First Floor

2 Double bedrooms with en-suite shower rooms.

Second Floor

Open plan living room/dining room/kitchen.

Outside

Store, car port, off street parking, small outside area.

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk
24 Fore Street, Salcombe, TQ8 8ET



FORTH

A wonderful and contemporary 4 bedroom
house with views over the stunning
Salcombe Estuary.

This stunning, modern home offers breathtaking coastal, estuary, and countryside views, creating a bright and inviting living space. Spacious, stylish, and impeccably maintained, this property provides a perfect blend of comfort and scenic beauty.

Situated in a highly sought-after area of Salcombe, Forth has been finished to an exceptional standard, embracing contemporary interior design. Every room is bathed in natural light and showcases expansive views of the Salcombe Estuary and surrounding countryside. The property features four generously sized bedrooms, three bathrooms, and a spacious entrance hall, making it ideal for family living and entertaining guests.

Spread across three levels, the home welcomes you on the ground floor, where two of the bedrooms are located and a large bathroom. Ascending to the first floor, you'll find two further bedrooms, both en-suite, offering spectacular sea and country views.

The top floor is dedicated to an impressive open-plan living area, designed to maximise light and space. A vaulted ceiling and expansive floor-to-ceiling glass doors, framed in black, create a seamless connection between the indoors and the stunning landscape beyond. The wooden flooring adds warmth, while the current coastal-inspired décor enhances the property's connection to its surroundings. The large patio doors open onto a Juliet balcony, providing an uninterrupted view of the estuary and countryside.

The kitchen is equally impressive, combining modern style with rustic charm. Skylights in the sloped ceiling, along with large windows, flood the space with natural light while offering beautiful views of the surrounding area. The thoughtful design balances contemporary elegance with a cosy, welcoming atmosphere.

Outside there space for private parking for up to 2 cars with a car port. currently used as boat storage. There is a also a secure lock up for other items useful for a variety of outdoors pursuits.

We highly recommend viewing this exceptional property to fully appreciate the space, natural light, and contemporary coastal living it offers.





Key Features

- Beautifully presented throughout
- Expansive estuary and countryside views
- Open plan kitchen/dining/living room
- 4 Bedrooms
- 3 Bathrooms
- Sought after location
- Car port and off-street parking
- Lockable storage
- Close to town centre and harbour

“Impressive open-plan living area,
designed to maximise light and space”





Property Details

Services:	Mains gas, electricity, water, underfloor heating
EPC Rating:	Current: C, Potential: B
Council Tax:	Band G
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Fixtures & Fittings

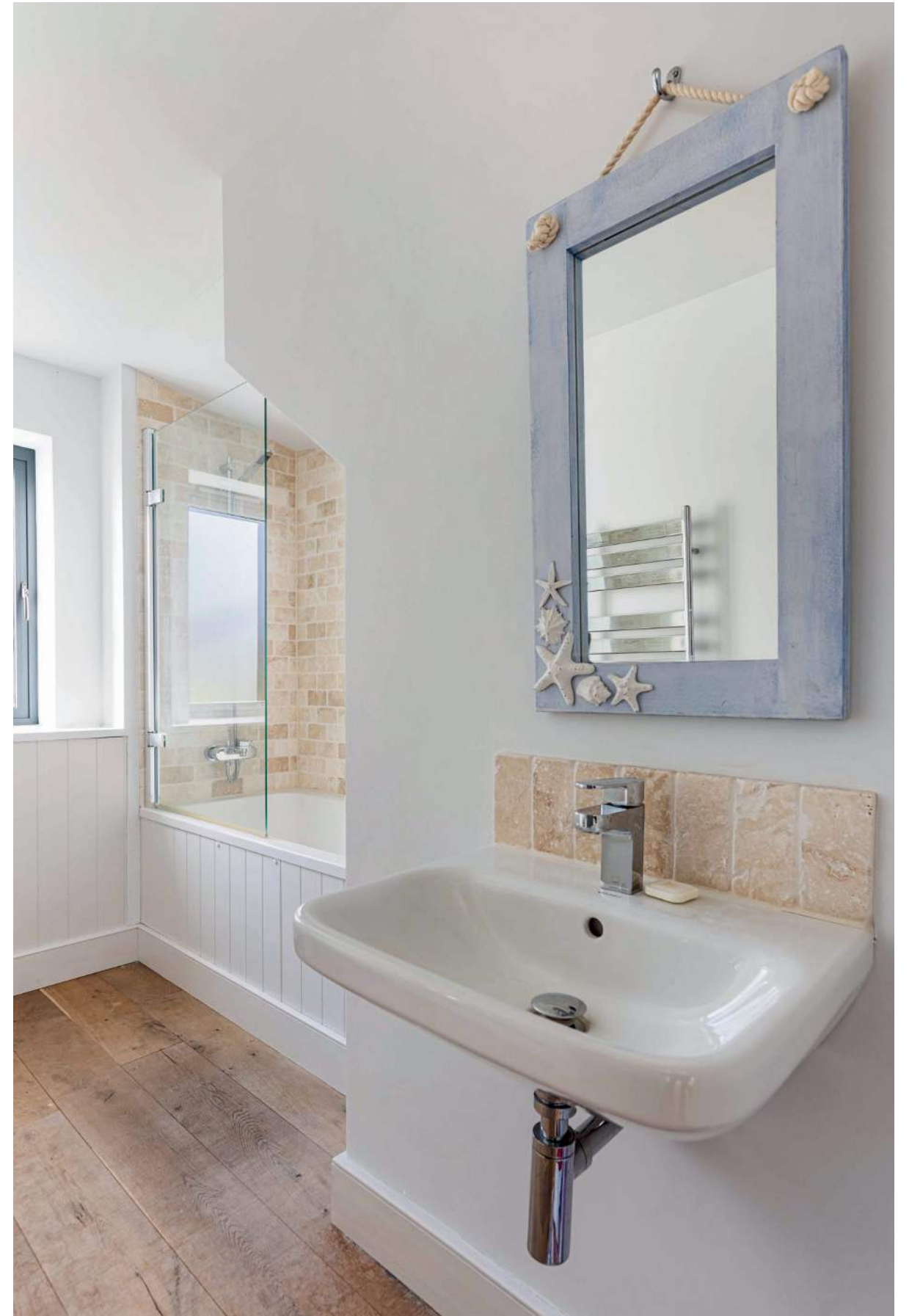
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

On entering Salcombe from Kingsbridge go straight ahead at the first crossroads and continue along Main Road as it flows around the side of the hill. At the next junction fork left into Devon Road and immediately fork left again into St Dunstons Road. At the top of the hill turn right into Herbert Road. Follow this road down the hill, Forth will be found immediately after the turning into Grenville Road.

Viewing

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



Floor Plans



Total area: approx. 150.8 sq. metres (1623.4 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.



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590