

LILLEBY MOULT ROAD



MARCHAND PETIT
COASTAL, TOWN & COUNTRY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Lilleby | Moulton Road | Salcombe
Devon | TQ8 8LG

Mileages

Kingsbridge 6 miles, A38 15 miles, Totnes 18 miles

(All mileages are approximate)

Accommodation

First Floor

Entrance Hall, Open Plan Kitchen/Dining Room, Balcony,
Sitting Room, Bedroom and WC, Garage

Ground Floor

Hallway, Utility, Master Bedroom with En-Suite and Steam
Room, Second Bedroom with En-Suite, 2 Additional
Bedrooms and Family Shower Room

Lower Ground Floor

Gym / Office / Bedroom

Outside

Provision for Swim Spa and Hot Tub, Sun Terraces,
Private Parking, 0.6 Acres Of Gardens And Woodlands

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street

Salcombe, TQ8 8ET



LILLEBY

A Bespoke Waterfront Sanctuary of
Unrivalled Elegance

Perched in a commanding position above the golden sands of South Sands Beach, Lilleby is a distinguished coastal residence offering an extraordinary panorama of the sea and estuary, stretching towards East Portlemouth and along the captivating coastline. Nestled in one of the UK's most coveted waterfront enclaves, this exceptional home has been meticulously reimagined to embody the pinnacle of refined coastal living.

Set at the crest of the exclusive Moulton Road, Lilleby boasts a generously proportioned private parking and turning area in front of the residence, with additional parking available above—ensuring both convenience and exclusivity for residents and guests alike. A striking contemporary entrance, featuring state-of-the-art coded and fingerprint access, sets the tone for the exquisite interiors within.

Stepping into the grand reception hall, one is immediately drawn to the seamless flow of the open-plan kitchen, living, and dining space—an architectural triumph where floor-to-ceiling glass walls frame uninterrupted vistas of the sea, estuary, and coastline. Throughout the house Porcelanosa tiling and marble add a wealth of decadence to each room. The lounge in particular has a Xtone Oribico feature wall. Bathed in natural light, this space opens onto a sweeping sun terrace, an idyllic setting for sophisticated outdoor entertaining or quiet contemplation amidst nature's splendour. A veil of mature trees ensures privacy while preserving the breathtaking views.

To the other side of the reception hall, a beautifully curated sitting room offers an intimate retreat, while a well-appointed bedroom and elegant bathroom provide immediate comfort. The lower level is home to four additional bedrooms, each designed with impeccable attention to detail. The principal suite is a sanctuary of indulgence, featuring ambient LED night-sky lighting and a sublime en-suite bathroom complete with a steam room, Noken Ceramic I-Smart Toilet, and Krion bath. This exquisite haven opens onto a private sun terrace with Cedar wood feature screening, which extends to the adjoining bedrooms, ensuring every space is graced with unparalleled coastal views.

Beyond the interiors, Lilleby's expansive terraces provide an exceptional setting for outdoor living, with provisions for a swim spa and hot tub to enhance the experience. A private pathway, meandering through the landscaped grounds, leads directly to the shores of South Sands Beach—offering effortless access to the water's edge.

Here, amidst the soothing sound of waves and the invigorating coastal air, Lilleby presents an extraordinary opportunity to embrace the very essence of luxurious waterfront living.







Key Features

- 5/6 Bedrooms
- Modern open plan kitchen/dining/living area
- Finished to a high specification throughout
- Porcelanosa feature walls and tiling
- Expansive coastal sea views
- Spa and hot tub ready
- Steam room part of the master suite
- 0.6 acres of gardens and woodland
- Located close to South Sands beach

“Lilleby presents an extraordinary opportunity to embrace the very essence of luxurious waterfront living.”









Property Details

Services:	Mains electricity, water and drainage. Electric heating.
EPC Rating:	Current: E, Potential: C
Council Tax:	NA
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 via the A381 from Kingsbridge, go straight ahead at the first crossroads following Main Road as it contours around the side of the hill. At the next junction turn right into Sandhill Road. Follow this road as it winds through several hairpin bends down towards North Sands. On reaching North Sands turn right leaving the beach on your left and proceed up the hill on the other side. At the next junction, on the brow of the hill, bear right towards Malborough and almost immediately take the first turning left into an unmade road named Moulton Road. Follow this until the end and Lilleby will be found on your left hand side.

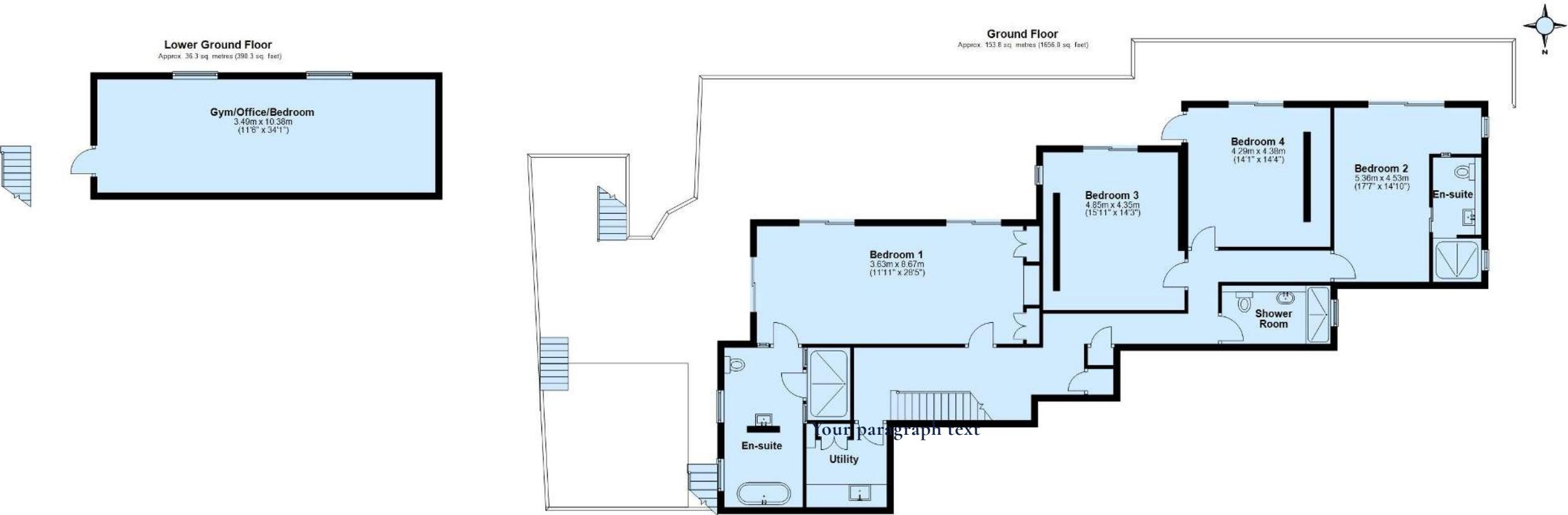
Viewing

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



Floor Plans

Total Area Approx. 4061.9 sq. feet



Total area: approx. 377.4 sq. metres (4061.9 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