

SPINNEYSIDE

SALCOMBE





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Spinneyside | 59 Kingsale Road | Salcombe
Devon | TQ8 8AW

Mileages

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

Accommodation

Ground Floor

Entrance Hall, Open Plan Kitchen/Dining Room,
Double Bedroom, Shower Room

Upper Floor

Double Bedroom With En-Suite Bathroom,
Large Studio Space (currently used as a yoga room)

Lower Floor

Two Double Bedrooms With En-Suite Shower Rooms,
Utility Room

Outside

Garden, Sun Terrace, Decking Area,
Plenty Of Off Road Parking

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street
Salcombe, TQ8 8ET



Spinneyside is a stunning, spacious, light filled and airy property with superb open plan living. South facing and situated in an elevated, peaceful position, the property is designed to take full advantage of the breathtaking views across the South Hams countryside, towards the Salcombe Estuary, Kingsbridge, and Dartmoor.

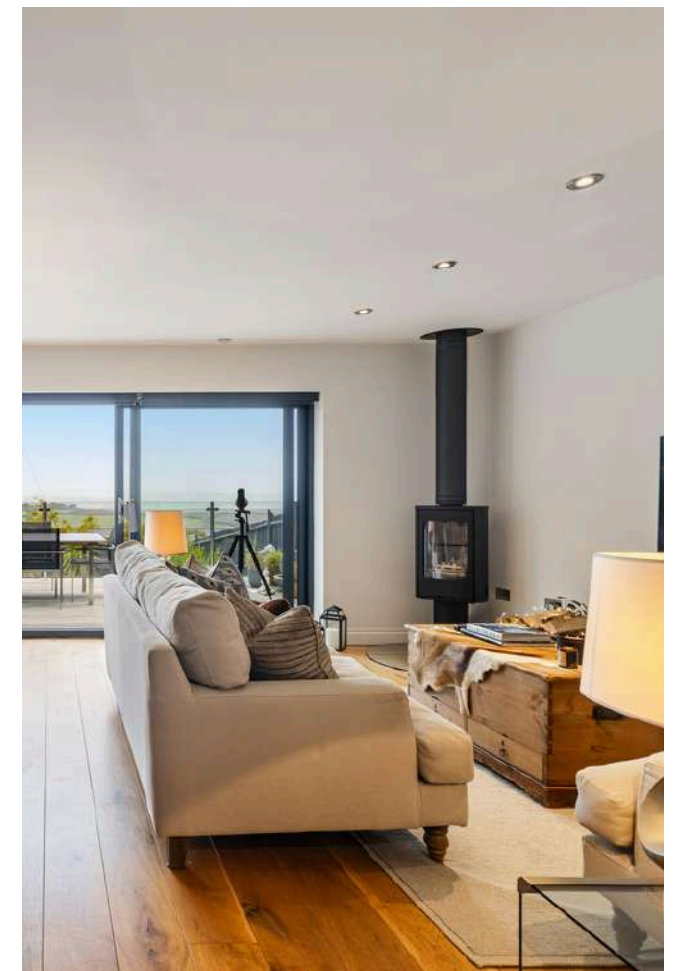
The ground floor comprises a welcoming entrance hall, which leads seamlessly into the modern open plan kitchen/dining room. Boasting large sliding patio doors that open onto a spacious decking area, this space is perfect for outdoor dining and entertaining, while also offering stunning views. In addition, this level also offers a double bedroom and a separate shower room.

On the upper floor is a beautiful en-suite double bedroom with south facing views, as well as a large play area currently used as a yoga studio.

On the lower floor, there are two additional superb double bedrooms, both with en-suite shower rooms, as well as a useful utility room.

Outside the property benefits from plenty of off road parking and well maintained gardens.

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. Salcombe is also a famous yachting centre and provides a perfect cruising base from which to explore France, The Channel Islands and the beautiful harbours and creeks of the West Country.

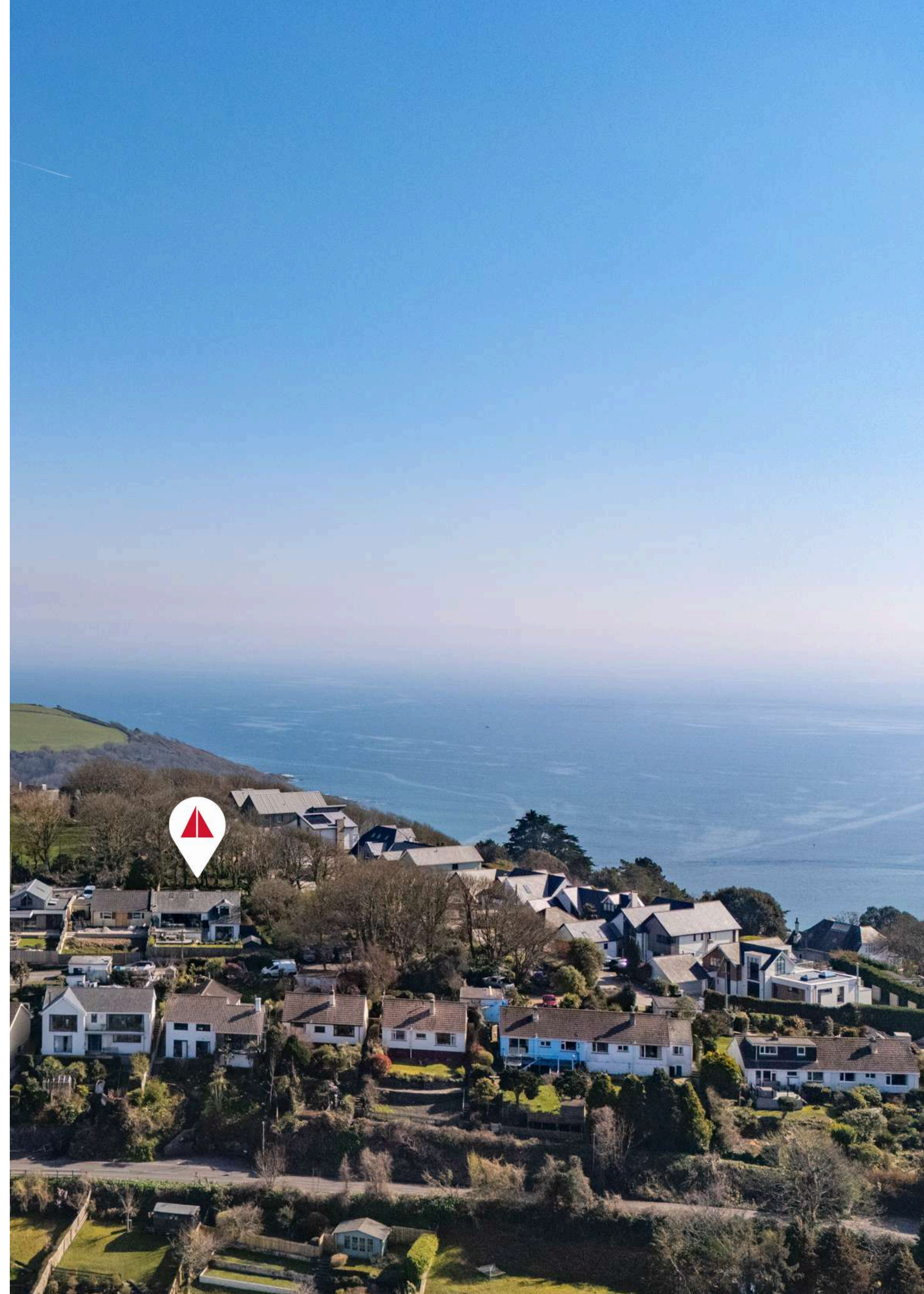


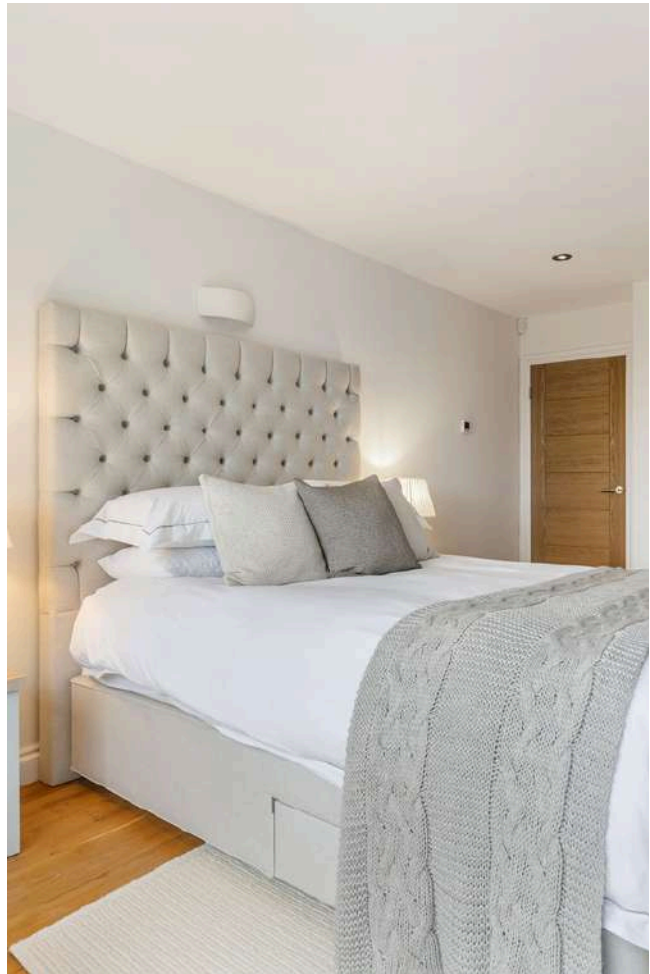


Key Features

- 4 Bedrooms
- Modern open plan kitchen/dining/living area
- Finished to a high specification throughout
- Expansive countryside views
- Outside dining
- Studio space
- Off street parking for up to 4 vehicles

“A stunning 4 bedroom, light and airy property with superb open plan living and expansive countryside views. “





Property Details

Services:	All mains including owned solar panels.
EPC Rating:	Current: B
Council Tax:	Band D
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

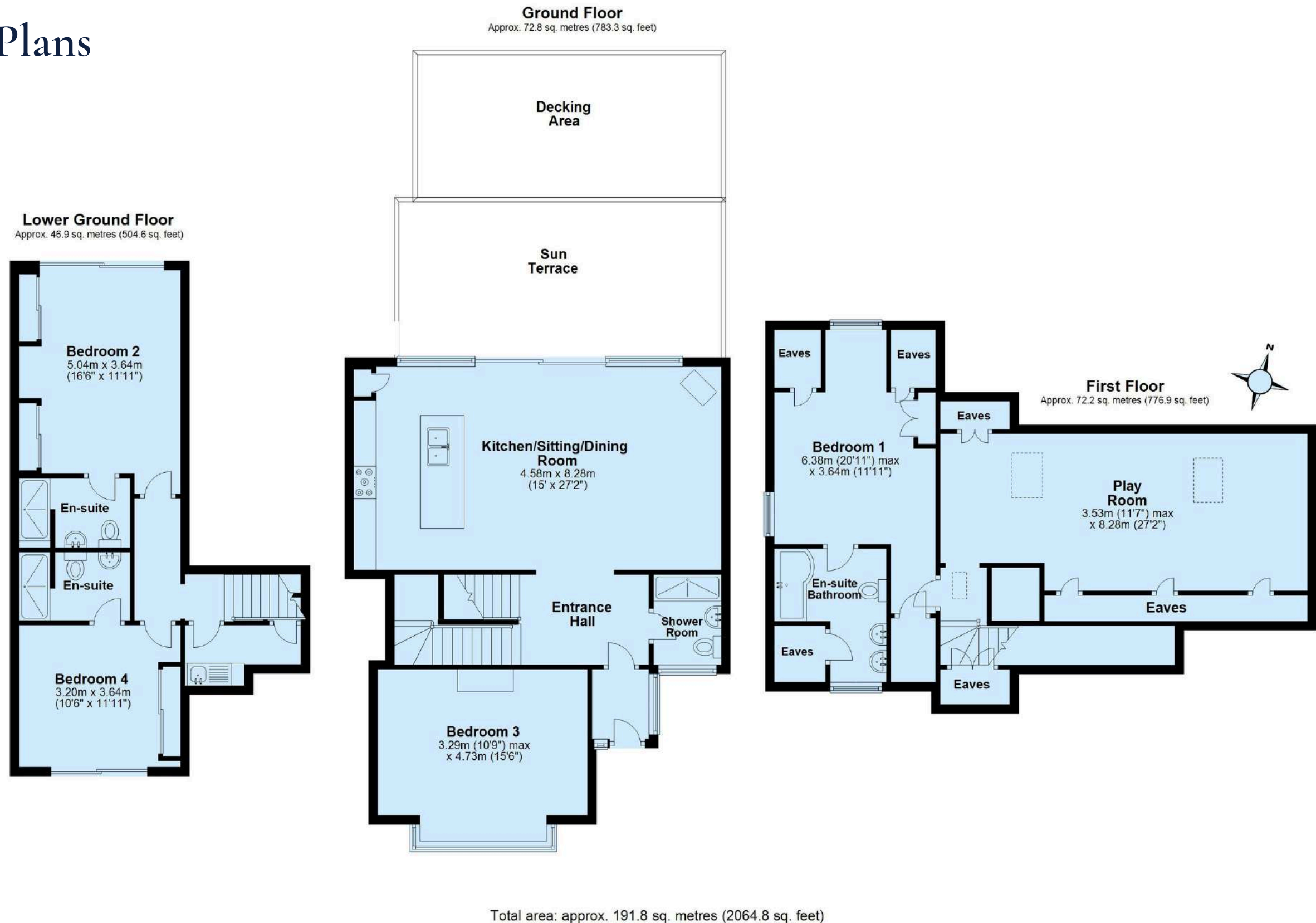
On entering Salcombe from Kingsbridge, continue straight at the first crossroads on Main Road and follow it around the side of the hill. Turn left at the next junction onto Devon Road, then immediately turn left again into St Dunstons Road. Proceed up the hill, and just before reaching the top, turn left into Fortescue Road. Continue straight along the road to the end, then turn right. Spinneyside will be immediately on your left hand side.

Viewing

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



Floor Plans



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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Modbury
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Newton Ferrers
01752 873311

Salcombe
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