

5 LONGFIELD DRIVE

SALCOMBE





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

5 Longfield Drive | Salcombe
Devon | TQ8 8NT

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,
bedroom with en-suite shower room, study,
double garage, utility room

First Floor

Landing, 4 bedrooms, en-suite bathroom,
family bathroom

Outside

Driveway, front and rear landscaped gardens,
sun terraces

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street
Salcombe, TQ8 8ET



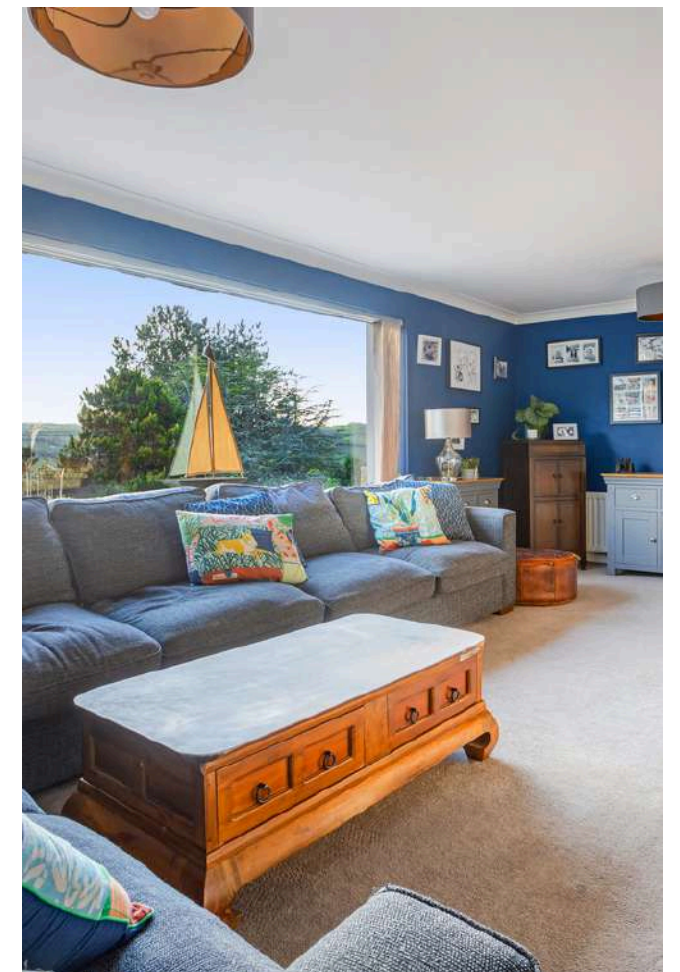
This exceptionally spacious detached property is located in a popular residential area of Salcombe, benefiting from a nearby bridleway that leads to the beach at North Sands.

The versatile accommodation is spread across two floors, with a main reception hall leading to an open plan kitchen/dining room. The modern kitchen features integrated appliances and a breakfast bar. The south-facing sitting room is bright and airy, with a large picture window that allows natural light to flood the space. A feature fireplace with a wooden mantel adds to the character. The ground floor also offers a bedroom with an en-suite shower room, a study, and access to the double integral garage, which also includes a utility room with convenient access to both the kitchen area and the front and rear gardens.

On the first floor, there are four generously sized bedrooms, including a master bedroom with an en-suite, as well as a separate family bathroom.

Outside, the property sits on an expansive plot, with a long driveway offering ample parking for several vehicles and boat storage. The rear garden is mainly laid to lawn, with sun terraces, and offers stunning views of the surrounding open countryside.

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

- Sought after residential area
- Beautiful countryside views
- Spacious accommodation throughout
- 5 Bedrooms
- Landscaped gardens to front and rear
- Attached double garage with utility room
- Versatile accommodation
- Close to North Sands beach

“ Stunning views across the wooded valley and only a short walk to North Sands beach.”





Property Details

Services:	Mains electricity, water and drainage. Oil central heating.
EPC Rating:	Current: E Potential: C
Council Tax:	Band E
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, turn right at the first crossroads onto Beadon Road. Take the first turning on the right into Longfield Drive, and the property will be located on your left hand side.

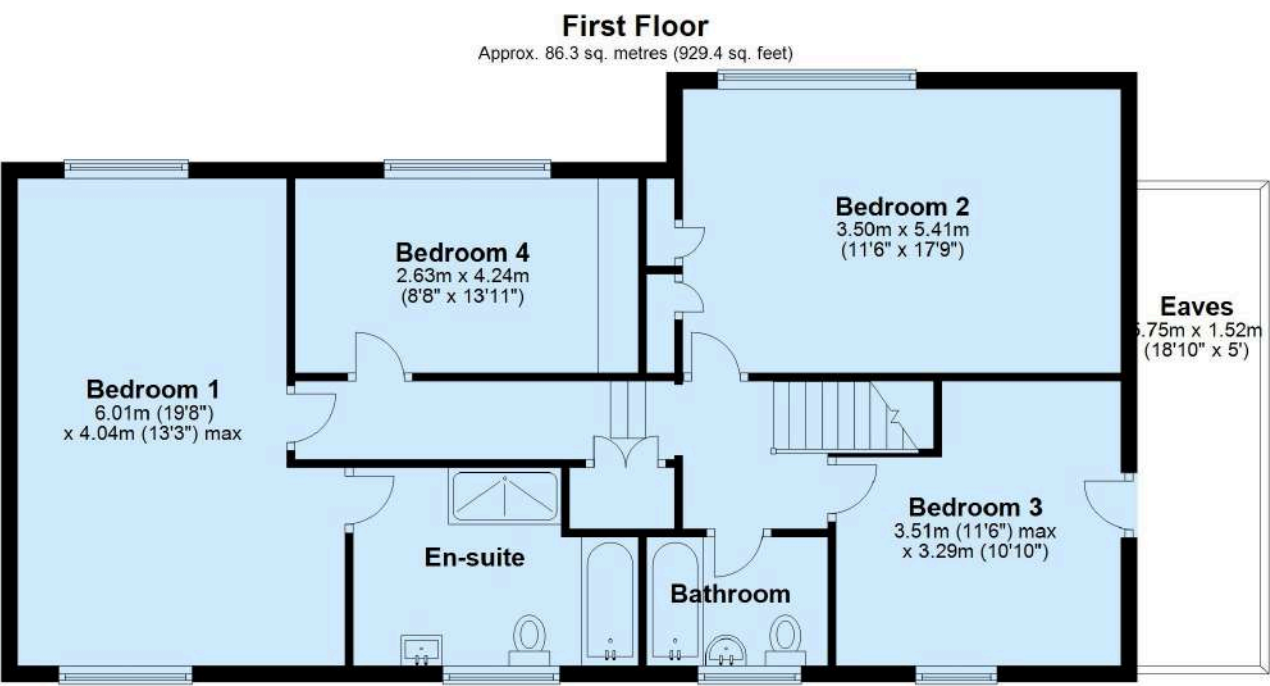
Viewing

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





Floor Plans



Total area: approx. 202.6 sq. metres (2180.6 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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