

ASMAN



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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Asman | Sandhills Road | Salcombe | Devon | TQ8 8JP

Mileages

Totnes 18 miles

Kingsbridge 6 miles

A38 Devon Expressway 15 miles

Exeter 49 miles

Accommodation

Ground Floor

Cloakroom | Hallway | Sitting Room | Kitchen/Dining Room | Utility Room

First Floor

Landing | Main Bedroom with Ensuite Bathroom | Bedroom with Ensuite Shower Room | Two Further Bedrooms

Second Floor

Bedroom Five/Study | Bathroom | Storerooms

Lower Ground Floor

Cellar

Outside

Veranda | Sun Terraces | Balcony | Well-Matured Gardens | Outdoor Shower | Detached Double Garage | Ample Parking for Several Vehicles | Boat Storage

Marchand Petit Salcombe

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street, Salcombe, Devon, TQ8 8ET

Prime Waterfront & Country House Department

01548 855590 | pwch@marchandpetit.co.uk

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ASMAN

Perched above North Sands, this stylish Edwardian home is minutes from the beach.



Asman blends Edwardian period features with modern interiors to create a special family home by the sea. Overlooking Salcombe's ever-popular North Sands beach, its rural and sea views spill into a home that is flooded with natural light and character.

Asman sets the bar high with a name meaning 'highest heaven' and the property on prestigious Sandhills Road lives up to expectation. The lobby leads into a grand entrance hallway with handsome feature staircase to the floor above, while a dedicated cloakroom lends space for post-walk muddy boots and rain macs.

Along the hallway is a gloriously bright and spacious open-plan kitchen/dining room. South facing, it enjoys sunlight throughout the day and delivers beautiful views across the gardens and into the North Sands Valley. A window seat serves as the perfect place to see in the morning with a coffee and to wait for dinner with a glass of wine. The kitchen itself is particularly well designed to make the most of the space and views, well-equipped and with a central island and breakfast bar. In the dining area, space for a large dining table and chairs makes hosting a delight. An outside lounge and barbecue area leading off the kitchen makes for the perfect spot to catch the sun or entertain into the night.

The sitting room again boasts south facing windows that fill it with natural light and frame the exceptional views, while a wood burning stove promises cosy evenings after long wintery walks. Climbing the staircase takes you to a first-floor landing, from where four bedrooms and three bathroom/shower rooms extend. The master bedroom is reminiscent of a boutique hotel suite, its sliding doors leading to a south facing balcony with views across the North Sands Valley. Off this impressive bedroom space is an ensuite bathroom crowned by an ornate cast iron vintage bath.

There are two more double bedrooms to the first floor, one with ensuite shower room and the other with spectacular views over the valley. A twin bedroom and separate shower room complete the lineup. A large space with gabled roof and Velux windows sits on the second floor; while currently used as a bedroom with ensuite bathroom, it could also become an undisturbed office space. In addition to the three main floors, a lower ground floor room is currently used as a cellar.





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As the home of delightful 'Salcombe Spaniels' duo Hebe and Purdey, Asman's gardens are designed with pups in mind and plenty of room to roam. Gated access at the bottom of the garden leads along Sandhills Road and to North Sands beach in minutes. The beach is dog friendly all year round!

Several sun terraces are dotted around Asman, enjoying the sun all day and into the evening too. A large double garage sits to the side of the property, providing a home for all of the water sports equipment that so often comes with a life by the sea, while boat storage and ample parking for several vehicles also features.

Sandhills Road is one of the most coveted addresses in Devon. A pretty fifteen-minute walk along Cliff Road takes you into the heart of Salcombe, with its pastel harbourfront and host of boutique shops, fantastic restaurants and coffee stops. Salcombe is the sailing heart of the South Hams and Asman's position in the town places it perfectly to take full advantage of all the town offers.



Services: Mains water, drainage, electricity. Gas fired central heating.

Fixtures & Fittings

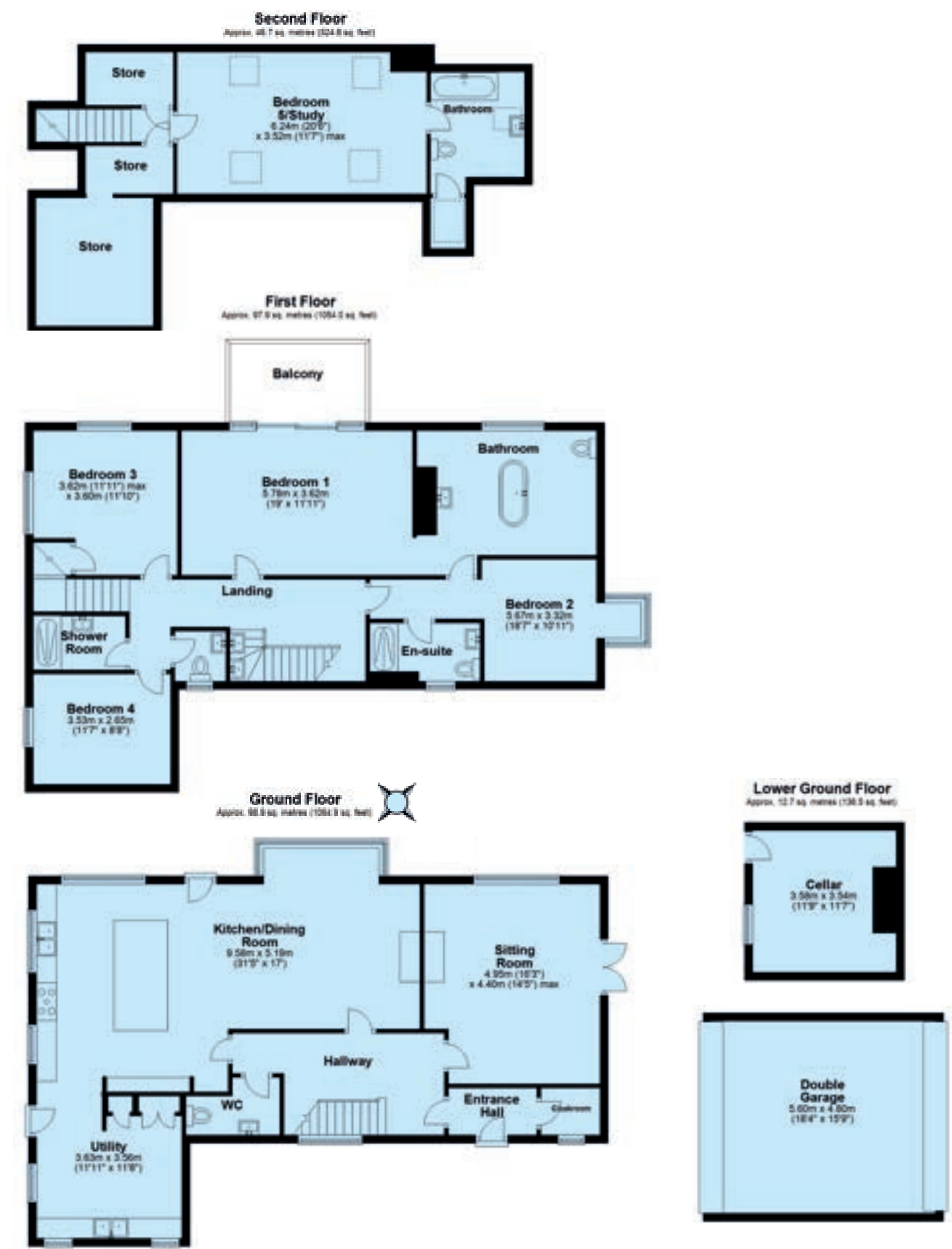
All items in the written text of these particulars are included in the sale. All other are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

On entering Salcombe from Kingsbridge via the A381 road continue past the first crossroads and along Main Road, following the contour around the side of the hill. At the next cross-roads turn right into Sandhills Road, proceed past the first and second hairpin bend, and the gate to the property will be found on the left-hand side, before the next hairpin bend.

Viewing

Strictly by appointment with the Sole Agents, Marchand Petit Salcombe.
Contact on 01548 844473 to arrange your viewing.



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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