

THE ORCHARD HIGHER BATSON



MARCHAND PETIT
COASTAL, TOWN & COUNTRY



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**The Orchard | Higher Batson | Salcombe
Devon | TQ8 8NF**

Mileages

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

Accommodation

Lower Ground Floor

Master Bedroom Suite With Bespoke En-Suite Bathroom,
3 Further Double Bedrooms, 2 En-Suites,
Family Bathroom

Upper Ground Floor

Entrance Hall, Cloakroom, Kitchen/Dining Room, Balcony,
Sitting Room, Utility, WC

Outside

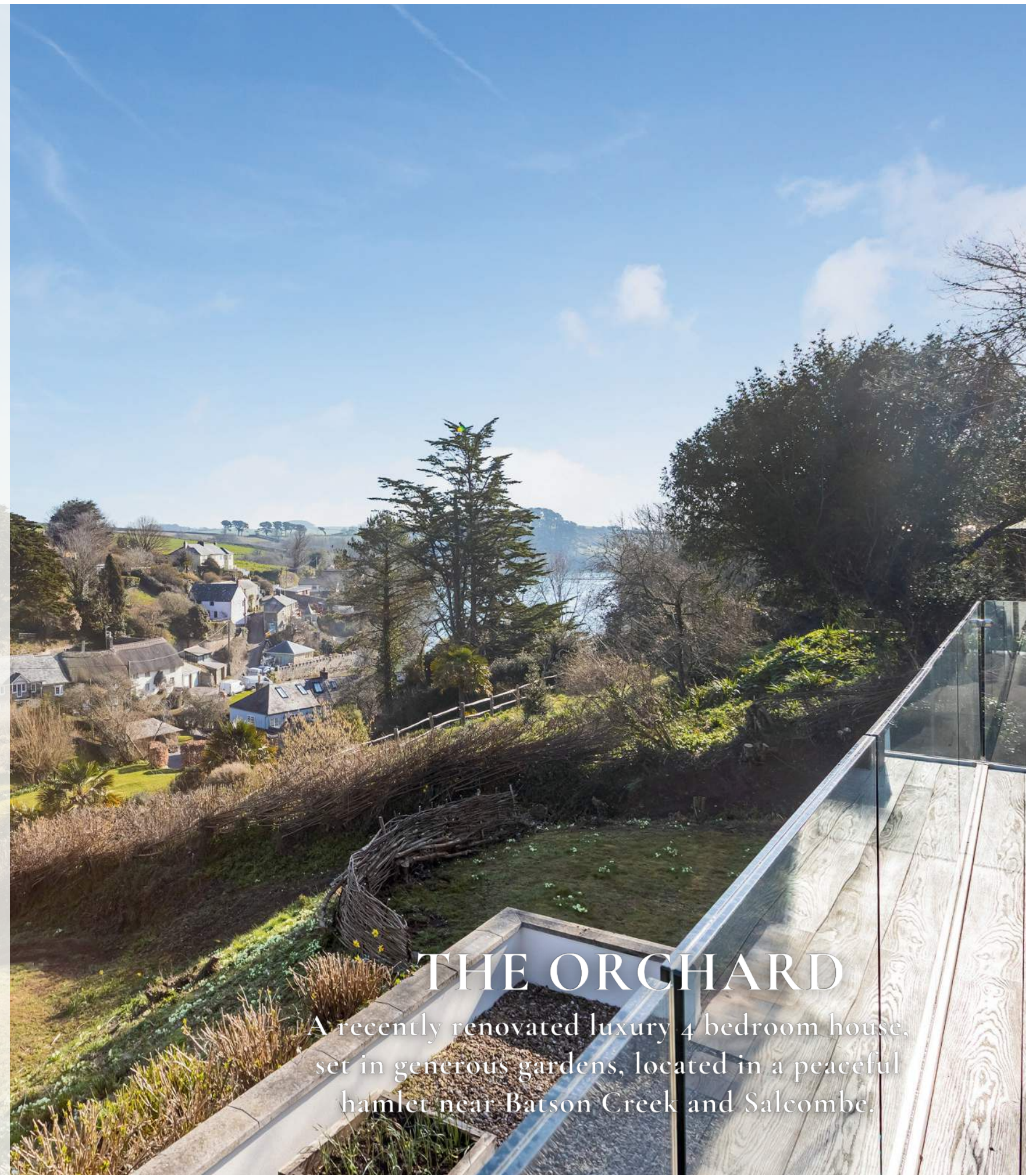
Double Garage, Private Parking, Boat Storage,
Large Garden/Grounds

Salcombe Office

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24 Fore Street

Salcombe, TQ8 8ET



THE ORCHARD

A recently renovated luxury 4 bedroom house,
set in generous gardens, located in a peaceful
hamlet near Batson Creek and Salcombe.

The Orchard is a stunning detached, four bedroom property located in Higher Batson, just a short walk from Batson Creek and only a little further to Salcombe town centre. Recently and extensively renovated in 2024 to an exceptionally high standard, the property takes full advantage of its tranquil setting, offering mesmerising countryside and creek views. The Orchard provides a spacious, modern, and light filled home, complete with a wonderful balcony to enjoy the views, a double garage, ample off road parking and boat storage, and a generous garden extending to approximately $\frac{3}{4}$ of an acre.

The accommodation itself is truly beautiful, thoughtfully reflecting its surroundings with natural finishes and neutral tones. You enter into a spacious entrance hall, which leads to a cosy sitting room complete with a log burner. This room benefits from bi-fold doors that open onto the front terrace and features a visually stunning wooden-clad wall, a standout feature of the space. A door from the entrance hall also leads to a convenient utility room, which has outdoor access, and a W/C.

A small staircase leads to the heart of the home – the open plan kitchen and dining area. This space is simply divine, making the most of its idyllic location with wall-length glass sliding doors that open up onto the balcony. From here, you can soak in views of the surrounding countryside and down towards Batson Creek, making it a perfect spot for entertaining or dining al fresco. The wooden-clad feature wall is echoed here, ensuring great flow throughout the home.

From the entrance hall, a door leads to the luxurious master suite. You enter through the bespoke en-suite bathroom, which boasts a his-and-her sink, walk in shower, and a bath. Stairs then lead down to the master bedroom, which offers ample storage and double doors that open onto the rear terrace.

The remaining three bedrooms are located via stairs leading down from the main entrance hall. All three bedrooms enjoy wonderful views, with two featuring en-suite shower rooms. A further family bathroom can also be found on this lower ground floor.

Outside, the property is approached via a private driveway that leads to the double garage and offers ample off-road parking for 3-4 vehicles. In addition, there is an additional space immediately off the driveway to accommodate boat storage. The generous gardens extend to approximately $\frac{3}{4}$ of an acre and have been thoughtfully landscaped to create a tiered effect, with banks and level lawns that gently slope down to a peaceful stream at the bottom. The property also benefits from front and rear terraces, providing the perfect spaces for relaxing and enjoying the stunning views of Batson, Snapes Point and head of the creek.

Batson is a hamlet located at the edge of Salcombe and lying on either side of an enchanting and peaceful valley at the head of Batson Creek. The Creek itself leads into Salcombe Harbour. The town centre is located less than a mile away, whilst nearer still are the boat parks, slipways and mooring pontoons of Batson and Shadycombe Creeks.





Key Features

- Uninterrupted views across the countryside, Batson creek and Snapes point
- Exceptionally high standard bespoke finish throughout
- Surrounded by large gardens and natural stone patios
- Balcony and large sliding patio doors for a inside/outside living space
- Double garage, storage and ample parking
- Planning granted for further development
- Fibre internet
- Additional space for boat storage
- Ted Todd engineered oak flooring
- 3/4 Acre of private gardens
- 4 Large bedrooms
- Front and rear terraces

“Unique mix of tranquillity and privacy not far from the hustle and bustle of Salcombe.”





Property Details

Services:	Mains water and electricity. Private drainage. Oil central heating. Under floor heating in the kitchen/dining room and master en-suite.
EPC Rating:	Current: D Potential: C
Council Tax:	Band F
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

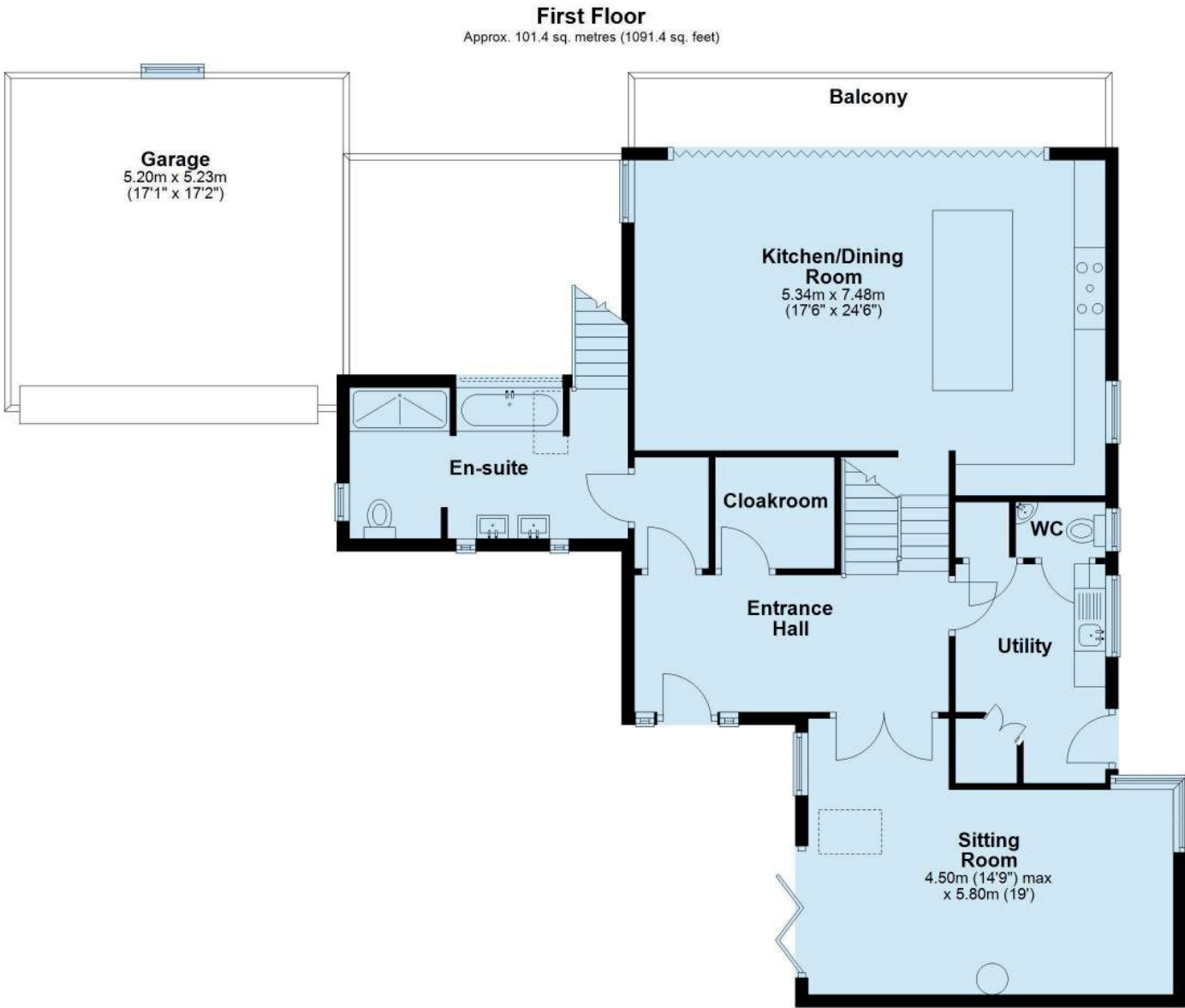
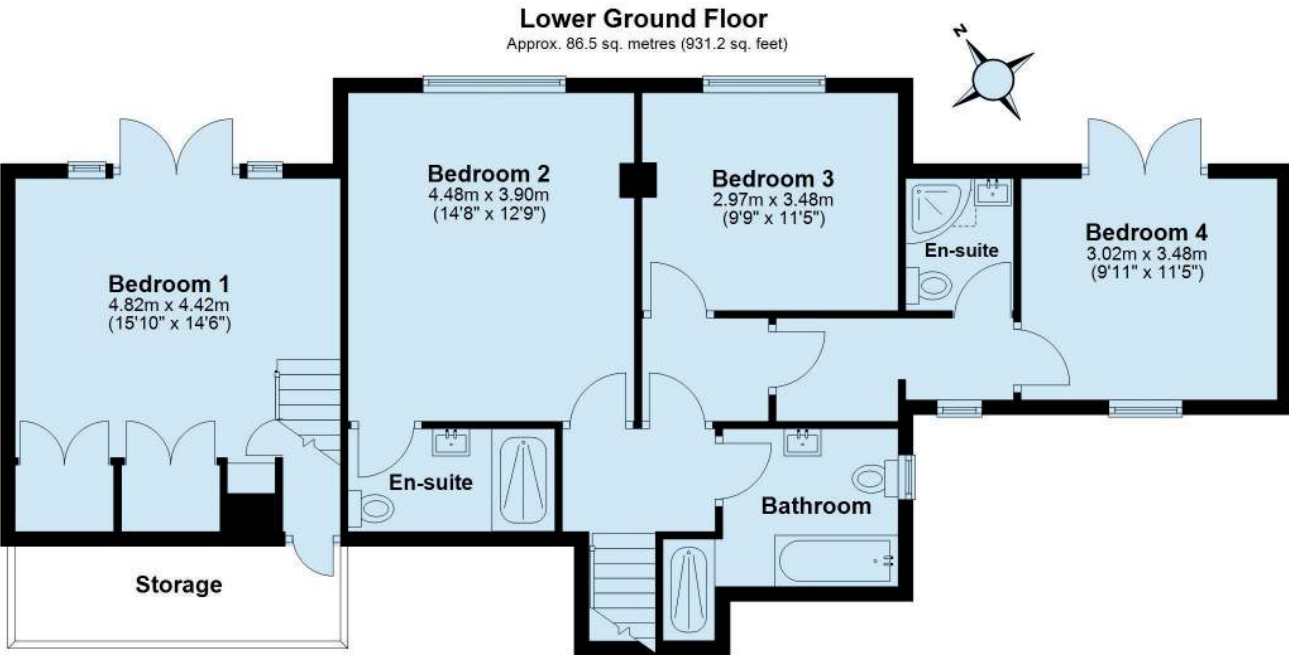
From Kingsbridge, take the A381 towards Salcombe. After passing through the village of Malborough, continue for approximately one mile, then take the third left turn (this is well before reaching the filling station on the outskirts of Salcombe). Proceed down the hill and take the next left. The Orchard will be located a few yards along on the right hand side.

Viewing

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



Floor Plans



Total area: approx. 187.9 sq. metres (2022.6 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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