

COSTEBELLE SALCOMBE




MARCHAND PETIT
COASTAL, TOWN & COUNTRY

Costebelle | Loring Road Salcombe | Devon | TQ8 8AT

Nestled in a picturesque coastal setting, this stunning detached four bedroom home offers a peaceful retreat with breathtaking views over the estuary and countryside. Thoughtfully designed to maximise both indoor and outdoor living, the property boasts a beautifully maintained garden, providing the perfect space to relax and enjoy the surrounding natural beauty.

Stepping into the property on the first floor, you are welcomed by a spacious entrance hall and stairwell. The modern, well appointed kitchen features glass doors opening onto a Juliette balcony, framing spectacular panoramic views. Adjacent to the kitchen, the bright and airy living and dining area showcases a timeless, traditional style, with an elegant arched opening separating the two spaces—both benefiting from the same stunning outlook. This floor also includes a convenient utility room and WC.

Descending the staircase to the ground floor, you'll find four generously sized bedrooms, a family bathroom, and access to a large storage area. Each bedroom offers comfort and versatility, making this home ideal for a growing family or those seeking additional guest accommodation.

The property also benefits from off street parking, ensuring ease of access and convenience. With its idyllic location, captivating views, and charming features, this home presents a rare opportunity to embrace a tranquil coastal lifestyle. Don't miss your chance to make this exceptional property your own.

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

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street, Salcombe, TQ8 8ET



Property Details

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

Key Features

- Expansive estuary and countryside views
- 4 Bedrooms
- Private parking
- Storage
- Generously proportioned rooms
- Sought after location on Loring Road
- Detached

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

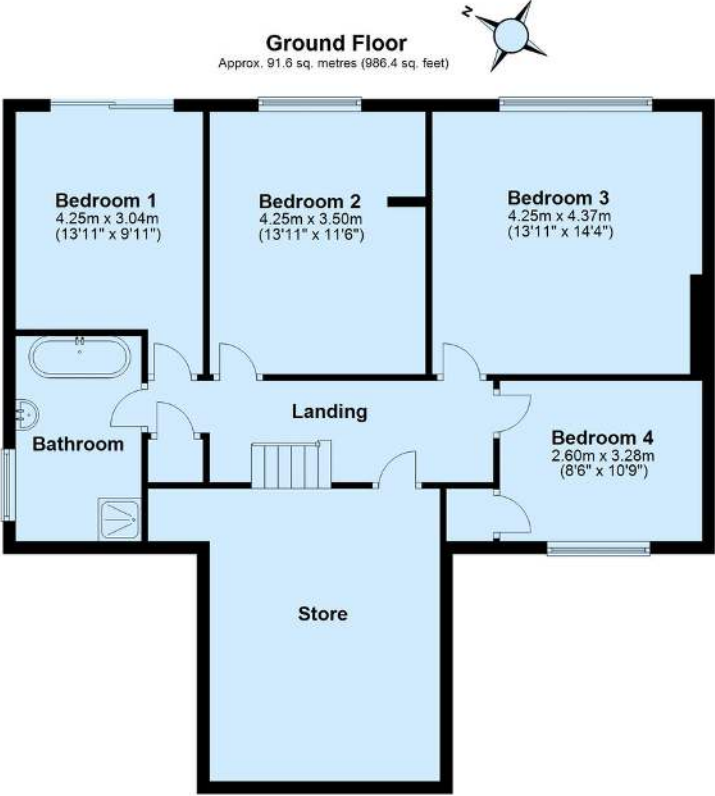
Upon entering Salcombe turn left at the first crossroads into Onslow Road. Take the first turning right into St Dunstons Road and after a short distance turn left into Raleigh Road. After about 200 yards turn right into Loring Road and Costebelle will be found about 200 yards along on the left hand side.

Viewing

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



Floor Plans



Total area: approx. 183.5 sq. metres (1974.7 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.