

# 5 ORCHARD DRIVE

## SALCOMBE



  
MARCHAND PETIT  
COASTAL, TOWN & COUNTRY

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## 5 Orchard Drive | Salcombe Devon | TQ8 8FL

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5 Orchard Drive is an impressive and beautifully presented family home, occupying an elevated position on the outskirts of Salcombe. Finished to a high specification throughout, this superb property offers spacious, versatile accommodation, a garage, carport, and a low maintenance rear garden. Light filled and traditionally styled, it's ideal as a permanent residence or a generous holiday home - just a short walk from the town centre and harbours.

Arranged over three floors, the well-designed layout places the main living spaces on the first floor. Here, a spectacular open-plan kitchen and dining area features bi-fold doors opening onto a south-facing sun terrace, perfect for indoor-outdoor living. A bright and elegant sitting room with a large bay window and feature fireplace adds to the sense of space and comfort. This floor also includes a flexible study or fourth bedroom, ideal for home working or guests.

On the ground floor, a welcoming entrance hall leads to a spacious double bedroom, a contemporary shower room, and a practical utility room. The second floor features two generously sized double bedrooms, both with built-in wardrobe space and en-suite facilities, offering privacy and comfort for family members or guests. One of these is the master bedroom, which enjoys an en suite with a freestanding bath and separate shower. The landing on this floor is currently used as a home office, taking advantage of the natural light and peaceful surroundings.

Outside, the property benefits from a private carport and an attached garage. To the rear, a south-facing, low maintenance garden is mainly laid to lawn and complemented by a paved sun terrace, perfect for al fresco dining and entertaining.

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.

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### Salcombe Office

01548 844473 | [salcombe@marchandpetit.co.uk](mailto:salcombe@marchandpetit.co.uk)

24 Fore Street

Salcombe, TQ8 8ET



# Property Details

Services:	Mains electricity, gas, water, and drainage. Gas central heating.
EPC Rating:	Current: B Potential: B
Council Tax:	Band F
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

## Key Features

- Modern and spacious family home
- High specification throughout
- Wonderful open plan living with bi-fold doors out to garden and terrace
- Beautifully appointed kitchen with integrated appliances
- Sitting room with wood burning stove
- Study/bedroom 4
- 3 Double bedrooms
- Family bathroom plus 2 en-suites
- Flexible accommodation
- Garage, carport and garden

## 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

The entrance to the residential area known as Salcombe View will be found on the left-hand side upon entering Salcombe, just before reaching the West End Garage. Follow this road down, and Orchard Drive will be on your left-hand side.

## Viewing

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



# Floor Plans

## 5 Orchard Drive, Salcombe



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