

ROANOKE SALCOMBE



Roanoke | Raleigh Road | Salcombe Devon | TQ8 8AY

Roanoke is a large, beautifully presented semi-detached house, enjoying an elevated position with far-reaching panoramic countryside views extending towards the Salcombe Estuary. The property benefits from a sunny aspect, landscaped garden, off-street parking, and a stylish self-contained annexe with its own private entrance.

This modern home boasts a spacious interior with a bright and contemporary design throughout. The property is entered via the first floor, which comprises a light and airy entrance hall flowing into a generous living room that takes full advantage of the elevated position, offering stunning views from the adjoining balcony. This floor also includes an additional room, currently used as a fourth bedroom, providing flexibility for use as a home office, guest room, or playroom.

Stairs from the entrance hall lead down to the ground floor, which spans the entire level to create a beautiful and expansive open-plan kitchen and dining area. Off which is a very useful pantry ideal for storing kitchen essentials. Elegantly designed, this space is perfect for entertaining, with bi-fold doors opening onto a sunny raised terrace. The kitchen also features a useful storage cupboard, utility room, and a separate W/C.

The second floor offers a delightful master suite, which includes a spacious bedroom, a wall-length picture window framing the stunning views, and a contemporary en-suite bathroom with a separate bath and shower. This floor also includes two further bedrooms, both offering a light and peaceful ambience, and a shared shower room.

A wonderful addition to the property is the adjoining self-contained annexe, which boasts its own private entrance, a stylish open-plan kitchen and sitting room, a shower room, and a large bedroom. It is the perfect space for visiting guests, multi-generational living, or rental potential.

Outside, the house is approached via a generous parking bay with ample off-street parking. Side access leads to the rear of the property, where you'll find a raised patio terrace and a landscaped garden offering both space and privacy, thanks to mature hedge borders.

With modern features and picturesque countryside views, this property offers a sophisticated living experience. Located in a sought-after residential area of Salcombe, Roanoke is within easy reach of local amenities, schools, and scenic walks. Don't miss the opportunity to make this house your home—contact us today to arrange a viewing and discover the charm and elegance of this remarkable property.

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street

Salcombe, TQ8 8ET



Property Details

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

Key Features

- 4 Bedrooms
- Off-street parking
- Large, landscaped garden
- Spacious accommodation
- Self-contained annexe
- Balcony
- Stunning countryside and estuary views
- Favoured residential location
- Close proximity to convenience store and post office
- No onward chain

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

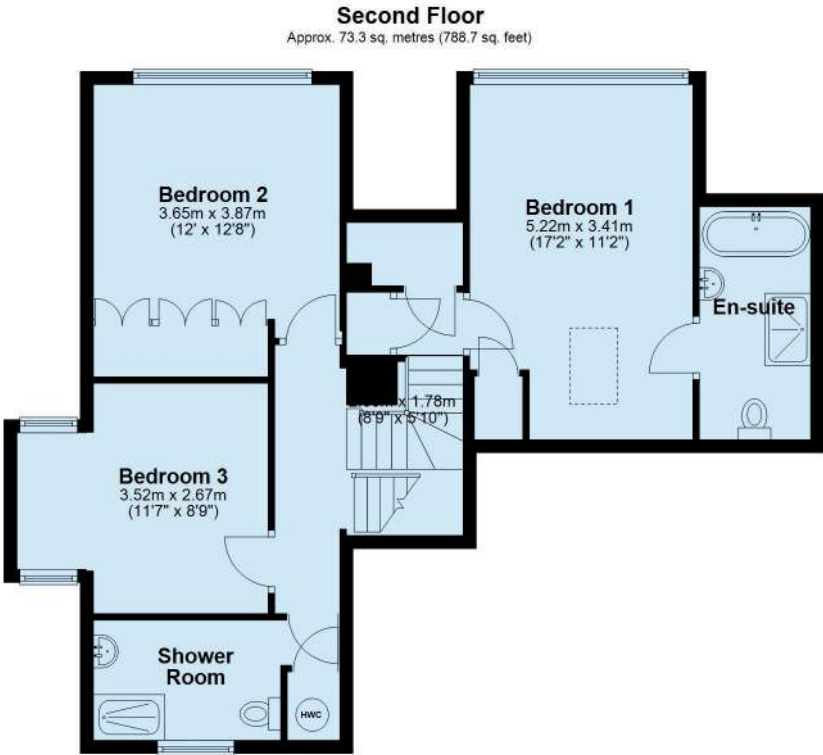
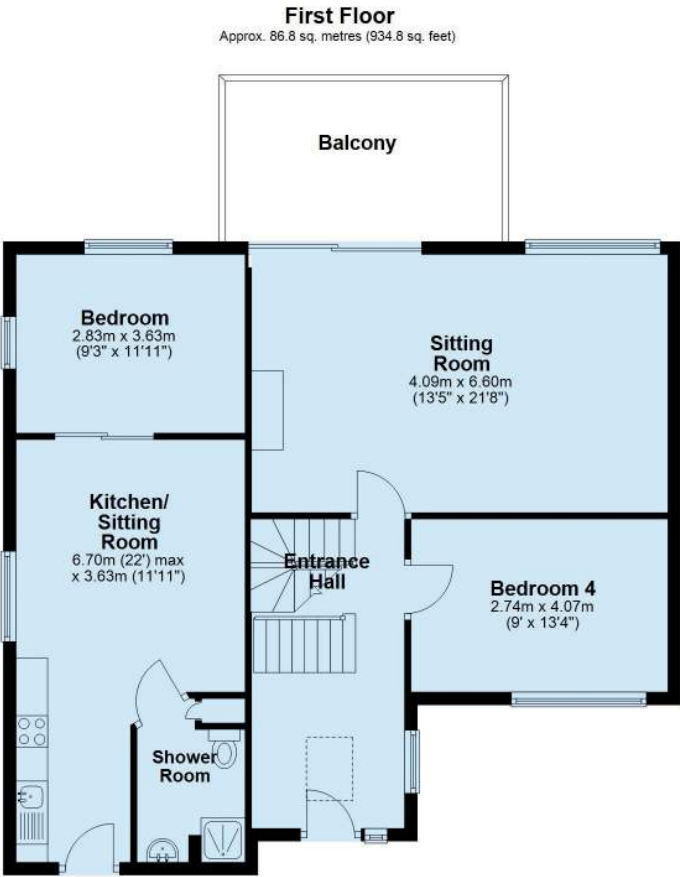
On entering Salcombe, pass the filling station on your right-hand side. At the crossroads, turn left into Onslow Road. Take the first right into St Dunstons Road, then take an immediate left into Raleigh Road. Roanoke will be found a short distance along on the left-hand side.

Viewing

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



Floor Plans



Total area: approx. 205.9 sq. metres (2215.9 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.

