

2 ORCHARD DRIVE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

2 ORCHARD DRIVE

2 Orchard Drive is a beautifully presented and impressively spacious family home, set in an elevated position on the edge of Salcombe with far-reaching views over the stunning South Devon countryside. Designed with modern family living in mind, the property combines light-filled interiors, versatile accommodation, and high-quality finishes throughout, making it equally suited as a permanent residence or a generous holiday retreat within walking distance of the town centre and harbour.

Arranged across three floors, the home has been thoughtfully designed to make the most of its views and living space.

Ground Floor – A welcoming entrance hall leads into a spacious lounge, complete with feature fireplace and a large window alcove framing breathtaking 180-degree countryside views. From here, there is access to the garage, utility room, and a convenient WC.

Lower Ground Floor – The heart of the home, a striking open-plan kitchen and dining area, features modern white gloss cabinetry and bi-fold doors opening directly onto a sunny terrace, perfect for entertaining. This floor also includes a stylish shower room and a double bedroom with patio doors, making it ideal for guests or extended family, all while enjoying the same uninterrupted views.

First Floor – Three further bedrooms provide flexibility for family living, currently arranged as a single, twin, and a master suite. The master bedroom includes a sleek en-suite shower room and private balcony with panoramic countryside views. A bright family bathroom, with both a bath and separate shower, completes this floor.

Outside, the property benefits from an attached garage and driveway, while the rear garden is private, low maintenance, and ideal for alfresco dining or simply relaxing in the sunshine.



PROPERTY DETAILS

Property Address

2 Orchard Drive, Salcombe, Devon, TQ8 8FL

Mileages

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

Services

Mains electricity, gas, water, and drainage. Gas central heating.

EPC Rating

Current: 76, Potential: 79

Council Tax Band

F

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Modern and spacious family home
- Far-reaching views over South Devon countryside
- Wonderful open plan living with bi-fold doors out to terrace
- Beautifully appointed kitchen/dining room with integrated appliances
- Sitting room with wood burning stove and sunny alcove
- Master- ensuite with patio doors to balcony

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

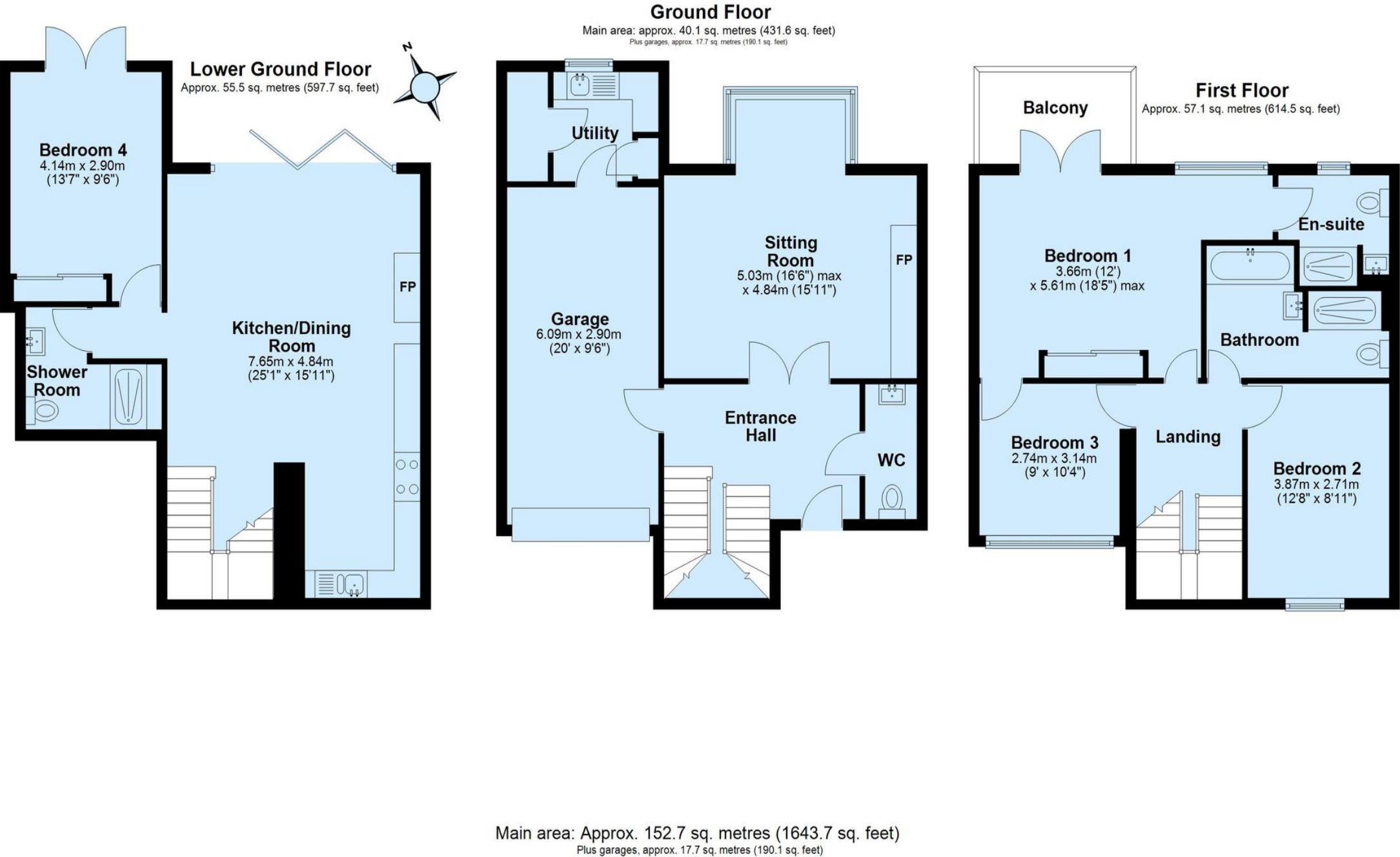
The entrance to the residential area known as Salcombe View will be found on the left-hand side upon entering Salcombe, just before reaching the West End Garage. Follow this road down, and Orchard Drive will be on your right-hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Salcombe. Tel: 01548 844473.



FLOOR PLAN



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