

GRANGE COTTAGE SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

GRANGE COTTAGE

A rare opportunity to acquire a charming detached three bedroom home in one of Salcombe's most desirable locations. Whether as a second home, a permanent family base, or an investment holiday let, Grange Cottage offers the perfect combination of comfort, style, and potential.

Set in an elevated position, the property enjoys stunning views of the Kingsbridge Estuary and rolling countryside, yet is just a short stroll into the heart of Salcombe. With the added benefits of a private garden and secure parking for two vehicles – with no occupancy restrictions – it represents a truly sought-after find.

Inside, the accommodation is thoughtfully laid out for modern living. The ground floor opens with a welcoming porch and hallway leading to a spacious open-plan kitchen and dining area. The kitchen is fitted with sleek cream units and fully equipped for everyday use or entertaining. A separate sitting room, complete with a modern electric fireplace, flows into a bright sunroom with French doors opening onto a patio – the perfect spot to relax and take in the water views. A convenient downstairs WC completes the ground floor.

Upstairs, a light landing leads to three well-proportioned bedrooms. The principal bedroom boasts its own private balcony, framing delightful estuary and countryside vistas. A stylish family bathroom with shower serves the remaining bedrooms.

Outside, the charm continues with a well-maintained garden, perfect for al fresco dining and summer evenings. The back garden also benefits from a detached store and utility, while beyond a secure wooden gate there is private parking for up to two vehicles – a rare luxury in this location.



PROPERTY DETAILS

Property Address

Grange Cottage, Loring Road, Salcombe, Devon, TQ8 8AT

Mileages

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

Services

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

EPC Rating

Current: D, Potential: C

Council Tax Band

D

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Detached 3-bedroom home in a prime Salcombe setting
- Superb estuary and countryside views
- Modern kitchen and bathrooms – ready to move straight into
- Principal bedroom with balcony
- Well-maintained garden
- Detached garden store/utility room
- Secure parking for 2 vehicles
- Short walk into Salcombe town
- No restrictions – suitable as family home, second home, or holiday let

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

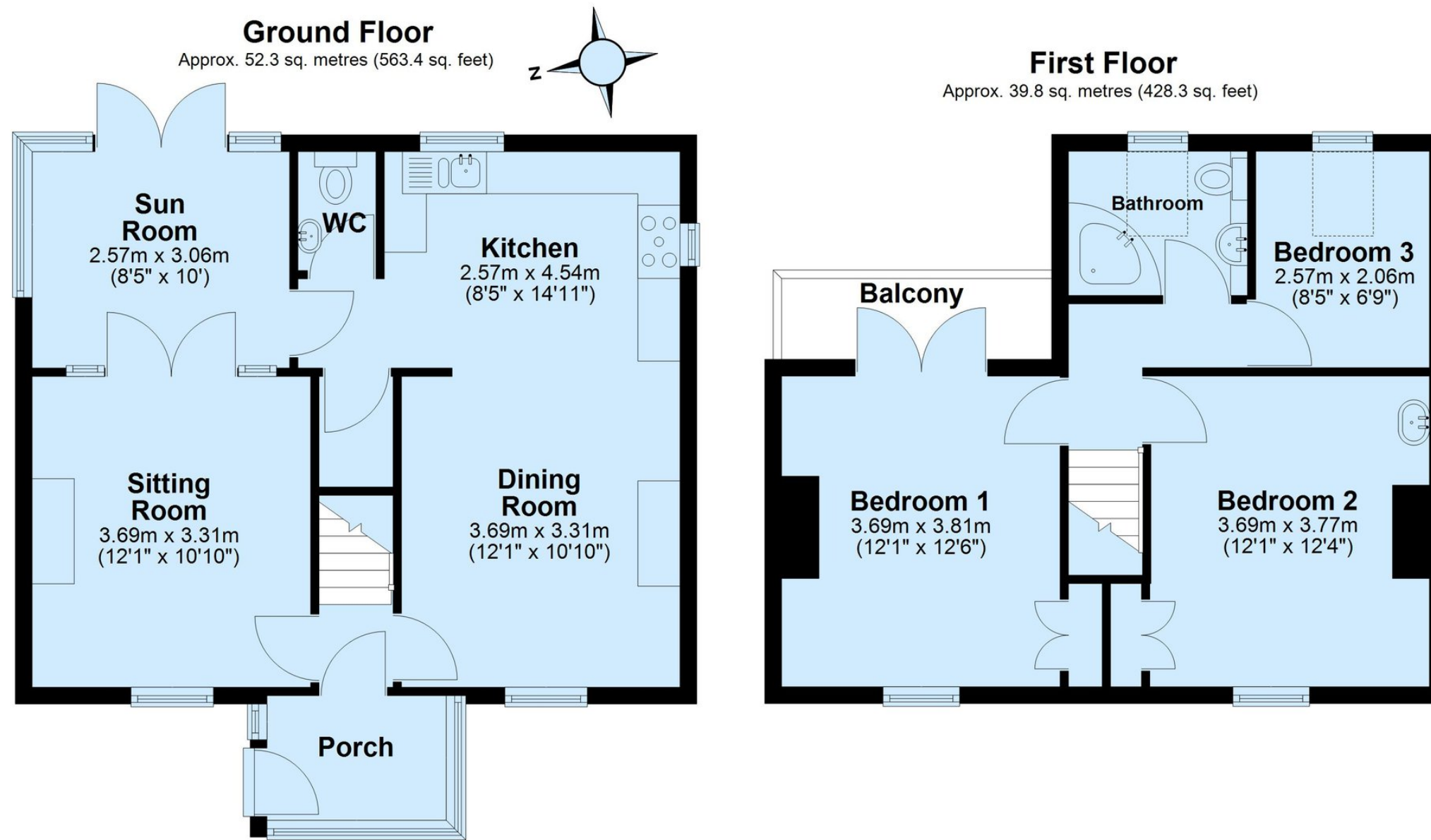
On entering Salcombe, turn left at the first crossroads into Onslow Road. Take the first right into St Dunstons Road, then after a short distance turn left into Raleigh Road. Continue for about 200 yards, then turn right into Loring Road. Grange Cottage will be found approximately 200 yards along on the left-hand side, opposite the turning for Kingsale Road.

Viewing

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



FLOOR PLAN



Total area: approx. 92.1 sq. metres (991.7 sq. feet)

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