

5 BERRY CLOSE
SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

5 BERRY CLOSE

A beautifully presented and modern end-of-terrace family home, thoughtfully arranged over three spacious floors and ideally positioned on the hill in the charming seaside town of Salcombe. This superb location offers the perfect balance for enjoying both the vibrant town centre and the natural coastal surroundings—just a short stroll in one direction brings you to the picturesque harbour and bustling shopping area, while a pleasant walk in the other direction leads you to the sandy beaches and scenic shoreline.

From its elevated position, the property boasts far-reaching views across the rolling countryside, extending out towards the moors and down over the tranquil waters of the Kingsbridge Estuary. These panoramic views can be enjoyed from the upper floors and select areas of the private rear garden, providing a peaceful and ever-changing backdrop throughout the seasons.

The internal accommodation has been designed with family living in mind and is both spacious and versatile. The heart of the home is the stylish and contemporary kitchen/dining room, which opens directly onto the south-facing rear garden—perfect for alfresco dining and entertaining during the warmer months. The kitchen is well-equipped and benefits from excellent natural light, creating a bright and welcoming space.

To the front of the house, the sitting room offers a cosy yet practical living area, complete with an attractive feature window and useful understairs storage—ideal for keeping the space uncluttered and family-friendly.

The first floor comprises three generously sized bedrooms, each offering flexibility for use as children's rooms, guest accommodation, or home office space. These are served by a modern and well-appointed family bathroom, fitted with contemporary fixtures and finishes. A further staircase leads to the top floor, where you'll find the fourth bedroom—a spacious and light-filled room enjoying magnificent countryside views. This room also benefits from its own en-suite cloakroom, making it an excellent option for a private guest suite or luxurious principal bedroom.

Externally, the property continues to impress. A wooden side gate provides access to the rear garden, which has been attractively landscaped with a combination of paved terraces and steps. These lead up to a charming hexagonal summerhouse, which is fully connected to electricity—ideal for use as a garden office, studio, or simply a relaxing retreat. A practical garden shed offers additional storage, while a small pond, nestled into the hillside and surrounded by mature shrubs and small trees, adds a delightful natural touch to the outdoor space.

This is a rare opportunity to acquire a four-bedroom home in Salcombe, combining modern living, stunning views, and a prime location in one of the South West's most desirable coastal towns.

Salcombe is renowned as a sailing and boating centre, located beside one of the loveliest estuaries in the South West with miles of sheltered water and fine sandy beaches on either side towards its mouth. The popular town has an excellent range of shops, pubs and restaurants.

Please note that Local Authority restrictions apply.



PROPERTY DETAILS

Property Address

5 Berry Close, Salcombe, Devon, TQ8 8BP

Mileages

Kingsbridge 6 miles, A38 Devon Expressway 15 miles, Totnes 18 miles
(Paddington approx. 3 hours)

Services

All main services

EPC Rating

Current: C, Potential: B

Council Tax Band

C

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Well presented throughout
- Light and airy accommodation
- Modern kitchen/dining room with stable door
- Four Bedrooms
- Secluded south facing rear garden with summerhouse
- Panoramic views
- Local Authority Restriction

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

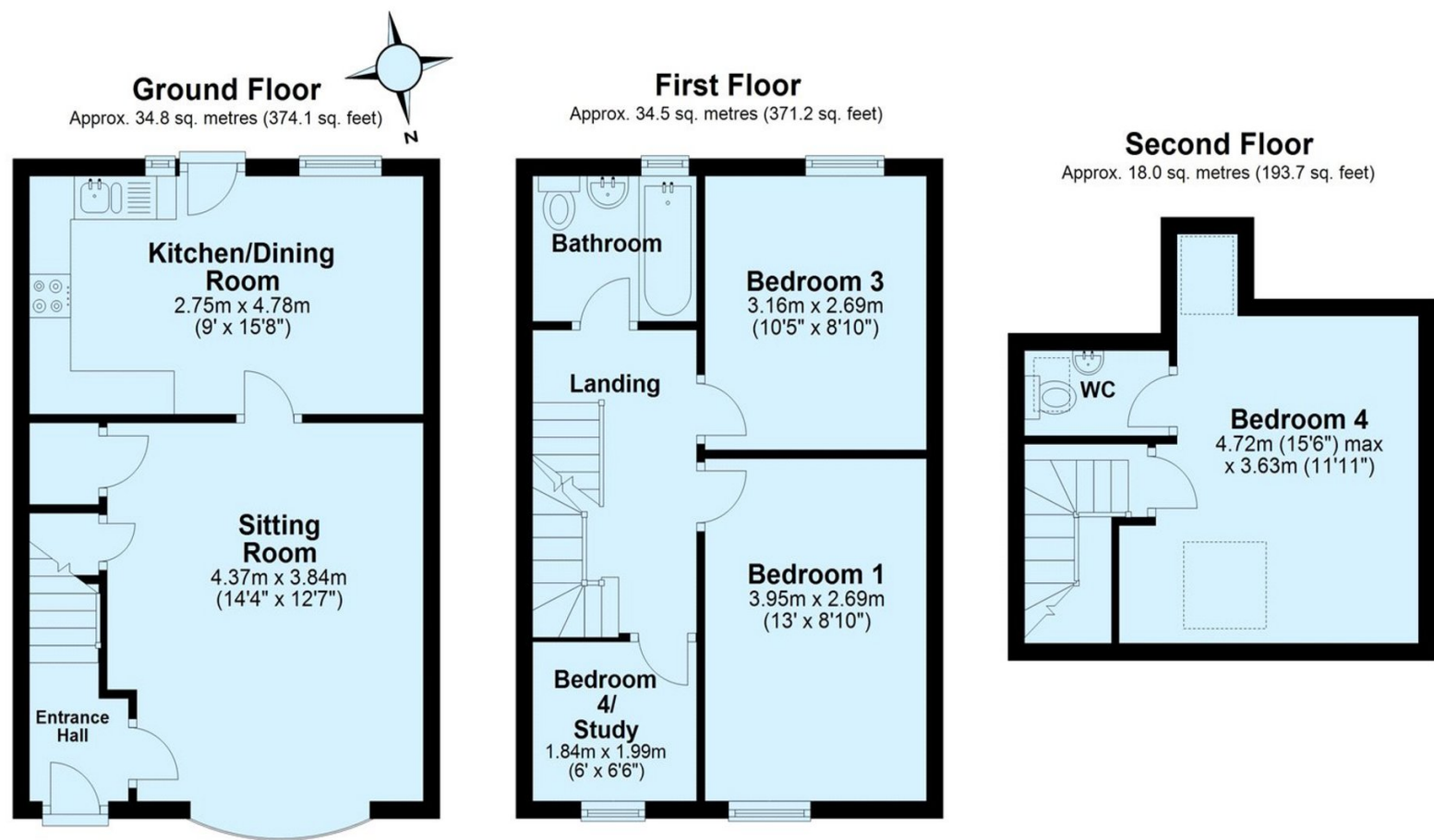
On entering Salcombe from the A381 from Kingsbridge, turn left at the first crossroads into Onslow Road. Then turn right into St Dunstons Road. Follow this road and near the top turn right into Berry Close, and number 5 will be found on the left hand side.

Viewing

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



FLOOR PLAN



Total area: approx. 87.2 sq. metres (939.0 sq. feet)



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