

Kinrara, Salcombe, Devon





A lovely family home that **offers the most wonderful lifestyle** combining a productive and plentiful garden and the perfect mix of estuary and rural views. The property is a short walk down to the water's edge at North Sands Beach.

Summary of accommodation

Ground Floor

Entrance hallway | Kitchen | Dining room | Sitting room
Conservatory/family room | Downstairs bathroom

Outbuildings

Attached single garage | Summer House | Garden store
Greenhouse | Single garage | Store shed

Firs Floor

Two bedrooms each with an en suite shower room | Third bedroom

Gross Internal Area: House and attached garage: 1,849 sq ft (171.7 sq m)

Outbuildings and garage: 545 sq ft (50.6 sq m)

In all about 0.5 acre (0.2 Ha)

Distances

Kingsbridge 6 miles, Exeter 45 miles (London Paddington 128 minutes), Exeter International Airport 51 miles
(All distances and times approximate)



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Kinrara

Kinrara is a fabulous family home that occupies a prime waterfront, commanding position with private access directly off Sandhills Road and views looking out across North Sands Beach to the mouth of the Salcombe Estuary at Bolt Head and beyond. The property owns the driveway and the neighbouring/adjoining property, The Palms, has a right of access over it but no rights to park on the driveway. The property owns two single garages and an adjoining workshop beside one of the garages (that could also be used as a garage if required). There is further parking for at least 2 to 3 other vehicles. The three-bedroom semi-detached family home is made all the more special with the fabulous and extensive mature garden and grounds that surrounds the house on three sides.

The front door leads into the hallway off which is a downstairs bathroom. There is an under-stairs airing cupboard which houses the hot water tank. The dining room has a lovely open, working fireplace and wooden parquet flooring. The views out through the trees are to the mouth of the estuary beyond. Also off the hallway is a door that leads into an attached, single garage that could, subject to planning, be converted into further accommodation and living space within the home. The kitchen is towards the rear of the house and was renewed about 18 years ago.





The galley kitchen has quartz/granite work surfaces, a new Neff double oven, an integrated fridge/freezer, an integrated dishwasher, ceramic hob and extractor. It also has induction hobs and an extractor fan. The kitchen has views out across the rear courtyard and the gas-fired boiler, off mains gas, is housed within the kitchen. Beside the kitchen is a rear porch and boot room with a door leading out to the rear corridor. Beyond this is the sitting room that has glimpses of the sea and rural views up the valley towards Malborough. Beyond the sitting room is the conservatory that is a lovely family room and has a door leading out to the rear courtyard. It enjoys both rural views and views out to the mouth of the estuary. It has a reflective, silver, double-glazed glass roof so it does not need sun blinds.

Stairs lead up from the hallway to the first floor landing and corridor off which are three bedrooms, two of which have en suite shower rooms. One of the bedrooms and one of the en suite shower rooms have access up to the loft spaces above. Two of the three bedrooms have built-in wardrobes and enjoy views out to the estuary. The third bedroom, because of some sloping ceilings, has four partly boarded side storage areas.



Gardens and grounds

Because Kinrara's garden is sheltered from the East and North and has a mainly southerly aspect, the property has a little micro-climate of its own. This is why some desert-type plants thrive. To the rear of the house is a terrace with a pergola behind it with Jasmine and Roses draped and growing over it. There are three levels to the garden. The ground level garden enjoys views up the valley. Steps lead down to the lower garden that is mainly laid to lawn. There is a summer house which is double skinned and insulated that is currently used as a workshop.

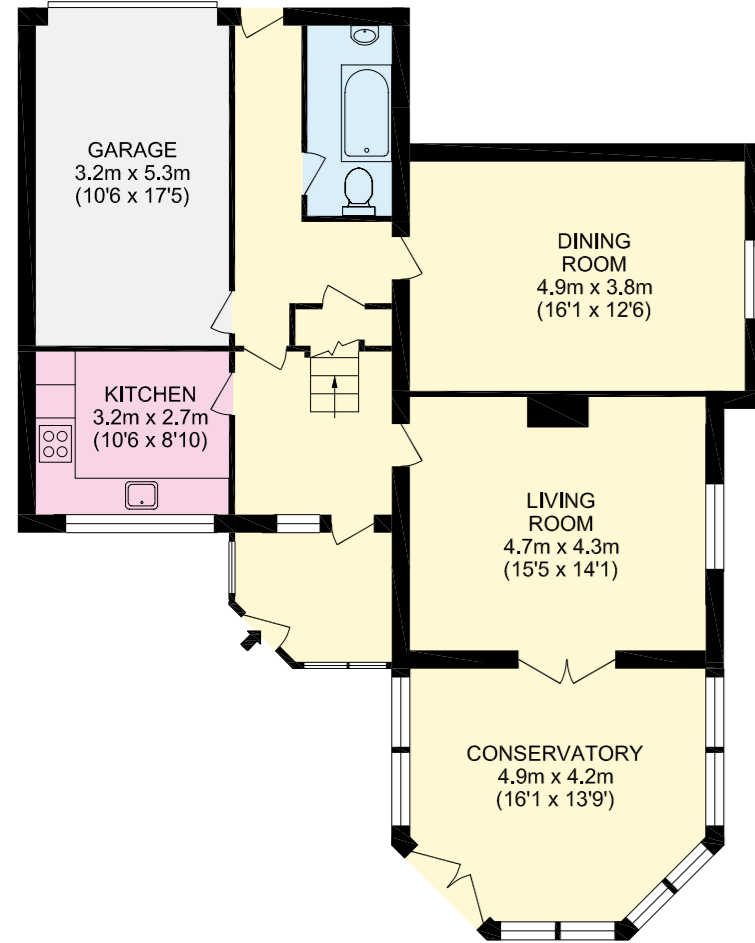
Steps lead up from the ground level terrace to a series of smaller terraces where there is a fruit store/garden shed. Fruit trees include apple, pear, plum, fig and cherry. One of the pear trees is reputed to be over 100 years old. There is a delightful wisteria walk leading through a pergola tunnel with numerous and varied coloured wisteria. At the far end is a gate that leads down to the parking area to the single garage and adjoining lean-to. There are Tree Preservation Orders on the Holme Oak and Scots Pine trees. Above the rear lawn is a top terrace with a small greenhouse from where one can enjoy some of the best views from the property with views looking out across to Bolt Head to the sea beyond.



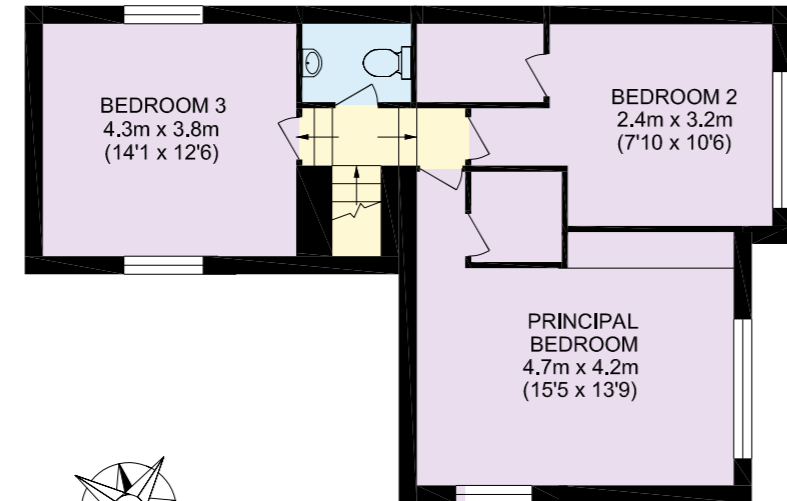
Approximate Gross Internal Floor Area
1,849 sq ft / 171.7 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

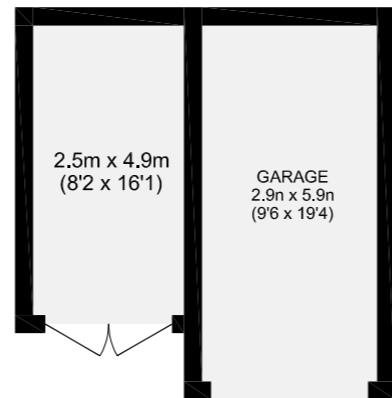
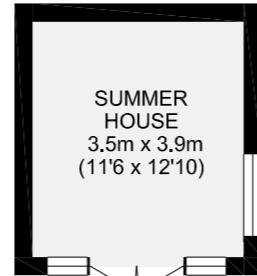
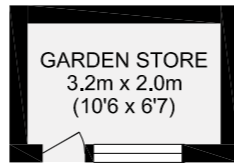
GROUND FLOOR
APPROX. FLOOR
AREA 109.3 SQ.M.
(1177 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 62.4 SQ.M.
(672 SQ.FT.)



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



OUTBUILDINGS
APPROX. FLOOR
AREA 50.6 SQ.M.
(545 SQ.FT.)



The South Hams

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 coves and a spectacular coastline. Arguably one of the most sought after waterfront locations in the UK, Salcombe is the perfect setting for this fantastic waterfront home.

Once a thriving fishing village, Salcombe still retains much of its original charm and character. The property is situated above North Sands beach and is about a 20 minute walk into town, with its many restaurants, local pubs and boutique shops. More extensive shopping and amenities are available in Kingsbridge.

The A38 Devon Expressway is about 16 miles to the north, providing dual carriageway access to the M5 motorway at Exeter. There are good Intercity rail services from Totnes to London Paddington and a growing number of UK and international flights from Exeter airport. Brittany ferries operate services to France, Spain and the Channel Islands from their terminal at Plymouth.

The Salcombe Estuary has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dingy sailing, water sports, boating and long walks along the beautiful coastline. Salcombe is also a famous yachting centre and provides a perfect cruising base from which to explore France, The Channel Islands and the beautiful harbours and creeks of the West Country.

Services

Mains electricity, gas, water and sewage.

Restrictive covenant

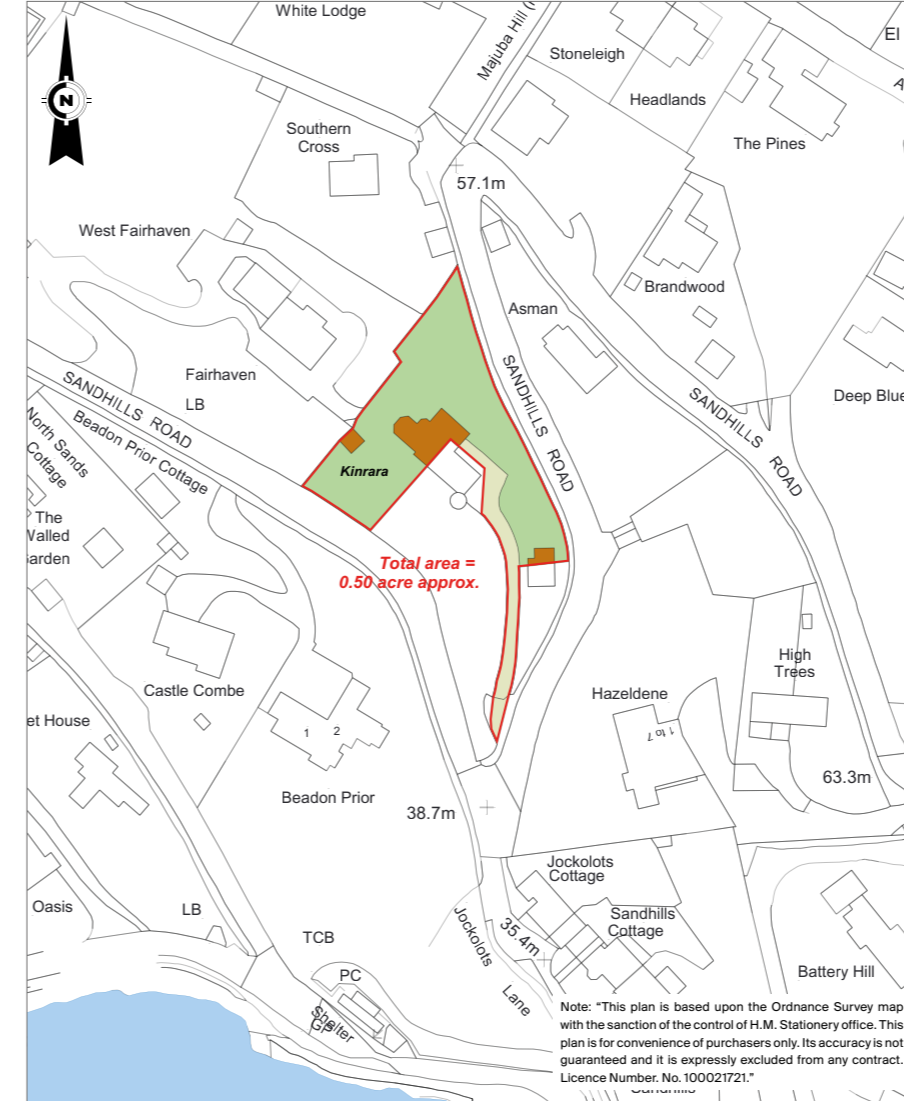
There is a restrictive covenant for both properties that short-term holiday lets are not permitted.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, are specifically excluded from the sale, except for the fitted carpets, curtains and light fittings which are included. However, certain items may be available by separate negotiation.

Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Directions (TQ8 8JP)

On entering the town of Salcombe, carry straight on along Main Road and immediately after the turning left onto Devon Road turn right onto Sandhills Road. Take the first sharp right hand bend and also the next hard left hand bend. Just before the next right hand bend turn right into the private driveway for Kinrara and The Palms.

Property information

Tenure: Freehold

Local Authority: South Hams District Council: 01803 861234

Devon County Council: 01392 382000

EPC Rating: C

Offers in Excess of £1,100,000



