



Sandpiper, Higher Batson, Salcombe



A gorgeous, terraced cottage with lawned gardens in a pretty hamlet, a short 20 minute idyllic waterside walk from Salcombe and with the benefit of three car parking spaces.

Ideal as a main home or second home, as already an established holiday let with proven income stream.

Summary of accommodation

Ground Floor: Entrance hall/boot room | Cloakroom | Kitchen | Sitting room
Dining room

First Floor: Galleried landing | Three double bedrooms | Bathroom

Outside: Gardens and terrace | Parking for three cars

Gross Internal floor Area 951 sq ft (88.4 sq m)

Distances

Kingsbridge 6 miles, Totnes 18 miles (London Paddington 2hr 40 min)

Exeter International Airport 51 miles

(All distances and times are approximate)



The location

The beautiful estuary town of Salcombe is in the heart of the rolling South Hams, a glorious area found in South Devon. South Hams is known for having a temperate climate, verdant unspoilt countryside, hidden coves, sandy beaches, and a spectacular coastline. Arguably one of the most sought-after waterfront locations in the UK, Salcombe is a wonderful vibrant town with a busy and well-established Fore Street, stocked with independent shops and galleries, pubs, cafés, and restaurants. The Kingsbridge & 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 this beautiful coastline. Sandpiper is situated in Higher Batson, a peaceful and tranquil hamlet found on the edge of the town, in a peaceful valley at the head of Batson Creek. The creek itself leads into Salcombe Harbour, and there is a beautiful level walk into town along the water's edge, which take about 15 minutes. The larger town of Kingsbridge is about 6 miles away and offers a wider range of amenities including Kingsbridge Academy, a highly regarded secondary school, two supermarkets, a leisure centre with indoor swimming pool, and a cinema. The A38 Devon Expressway is about 16 miles away which in turn leads to the M5. Totnes provides a regular service to London Paddington, and Exeter International Airport offers a growing number of international flights.





The property

Horsecombe Court is a very pretty set of converted stone-built barns, developed in the early 1980s. The court shares communal areas of parking and some grounds, for which there is a charge of about £250 per quarter, but each of the cottages have dedicated parking and private gardens. Sandpiper is an immaculately presented stone built terraced cottage, which has been updated and beautifully refurbished by the current owners. The cottage is currently a successful holiday let but can be used as a main or second home. The ground floor comprises a large entrance hall/boot room and cloakroom, which leads into the cosy sitting room. The sitting room is bright, with exposed stone walls and beams, and features a wood-burning stove set in the stone-built inglenook fireplace.

Open plan through to the dining room, there is access to the rear terrace and gardens. Off the dining room, the kitchen is fitted with a good range of units, a double oven, hob and a dishwasher. Stairs rise to the first floor, where a spacious galleried landing leads to three double bedrooms and a family bathroom, with bath and shower.





Gardens

To the front of Sandpiper is a well-established and colourful front garden with path to the front door. To the rear of the cottage, there is a full width terrace/courtyard which provides a lovely place for al fresco dining, and is accessed off the dining room. Steps rise to a private lawned area with gated rear access for garden refuse etc. There is a communal car park, in which Sandpiper has three dedicated spaces.

Services

Mains electricity and heating, mains drainage and water.

Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Agent's Note

Sandpiper is a successful holiday let, with a proven rental income of circa £31,000 per year. The cottage can be purchased in a "ready to go capacity" with the inclusion of all fixtures and fittings including furniture, curtains wall prints, and all kitchen equipment if desired.

Directions (TQ8 8NF)

Before reaching Salcombe on the A381, turn left, signposted to Batson. Follow this downhill and take the first turning left. Follow this road for nearly a mile and Horsecombe Court will be found on the left-hand side.

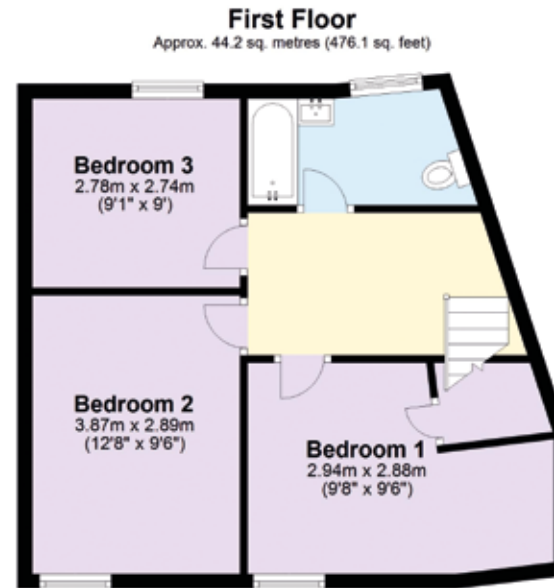
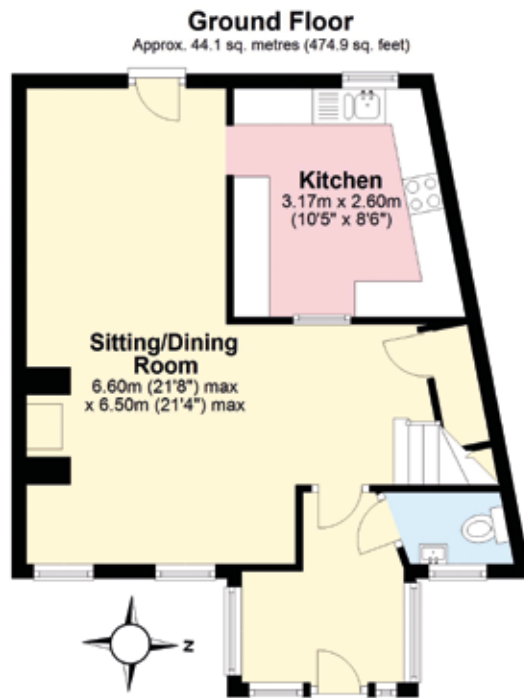
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Approximate Gross Internal Floor Area

951 sq ft (88.4 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.

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



Property information

Tenure: Freehold

Local Authority: South Hams District Council, Totnes:

01803 861234

Council Tax: N/A

Communal Charge: Approximately £250 per quarter

EPC Rating: D

Offers in excess of: £550,000

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I would be delighted to tell you more

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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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Particulars dated May 2024. Photographs and videos dated May 2024.

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