

Hipplesfield, Salcombe, Devon





An exceptional opportunity in one of the **UK's most desirable waterfront locations.**

Summary of accommodation

Entrance porch | Dining room | Drawing room | Kitchen/breakfast room | Pantry | Utility | Lobby | Cloakroom | WC | Two store rooms

Principal bedroom with en suite shower room | Five further bedrooms | Bathroom | Study/seventh bedroom

Garage | Greenhouse | Garden store

Extensive gardens of around 1.47 acres

Distances

Kingsbridge 6 miles, Totnes 20 miles (London Paddington from 2 hours 41 minutes), Exeter 47 miles

(All distances and times are approximate)



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Situation

Positioned off one of the most prestigious roads in Salcombe, and surrounded by 1.5 acres of its own land Hipplefield is an exquisite sanctuary offering the rare combination of privacy, heritage and proximity to the centre of Salcombe. Located in the heart of the South Hams region of Devon, Salcombe is a picturesque and highly coveted estuary town, renowned for its temperate climate, golden beaches, and unspoiled countryside.

Hipplefield's enviable location is just a short stroll from the charming town centre, where a collection of boutique shops, local pubs, and restaurants provide both convenience and a vibrant social scene. The Salcombe estuary, famed for its sandy beaches, secluded coves, and sheltered anchorages, offers an idyllic setting for sailing, water sports, and coastal walks. As a celebrated yachting centre, Salcombe serves as an ideal cruising base for exploring the Channel Islands, France, and the stunning harbours of the West Country.

For those seeking a blend of waterfront charm and accessibility, Hipplefield is perfectly positioned. Kingsbridge, with its broader range of amenities, is just six miles to the north, while the A38 Devon Expressway provides swift access to the M5 motorway at Exeter. Regular rail services from Totnes to London Paddington and growing domestic and international flights from Exeter Airport ensure that this exceptional home remains well connected.

The property

Hipplefield is set within a remarkable one-and-a-half-acre plot, accessed via a private driveway lined with imposing circular stone gate piers, offering an elegant approach that sets the tone for the rest of the property. The extensive grounds, located within a conservation area, are a testament to its uniqueness, featuring extensive gardens, multiple seating areas to take in the views, and level lawns surrounded by mature trees that ensure the utmost privacy. Adding to the garden's allure is a tumulus, potentially a prehistoric barrow, imbuing the landscape with a sense of historical intrigue.





Built in the 1930s, Hipplefield embodies the architectural elegance of its era, with generously proportioned rooms flooded with natural light from large windows. The property presents a rare opportunity for discerning buyers to make their mark on one of Salcombe's most coveted plots.

Upon entering the home, you are welcomed into a spacious boot room area, which leads to a suite of practical spaces, including a former coal store, WC, storeroom, and utility room. The heart of the home, the kitchen, retains a traditional charm with its original larder. Adjacent to the kitchen, an inner hall leads to a large dining room, perfectly designed for entertaining, offering captivating views over the gardens.

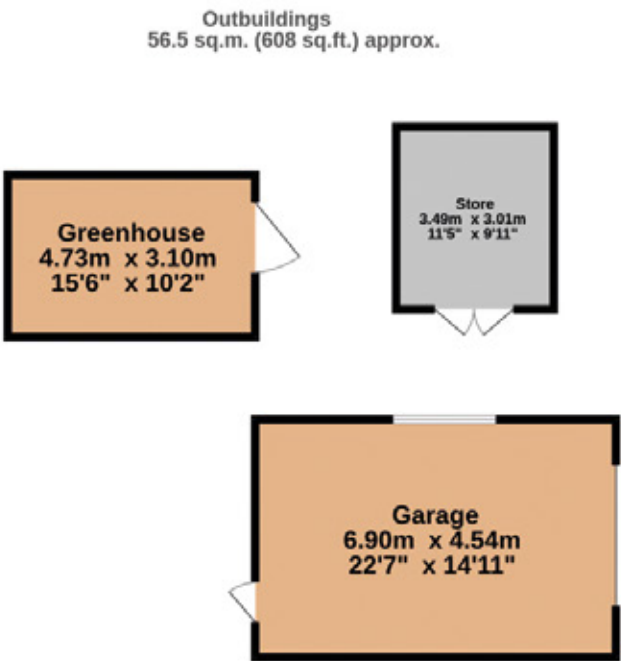
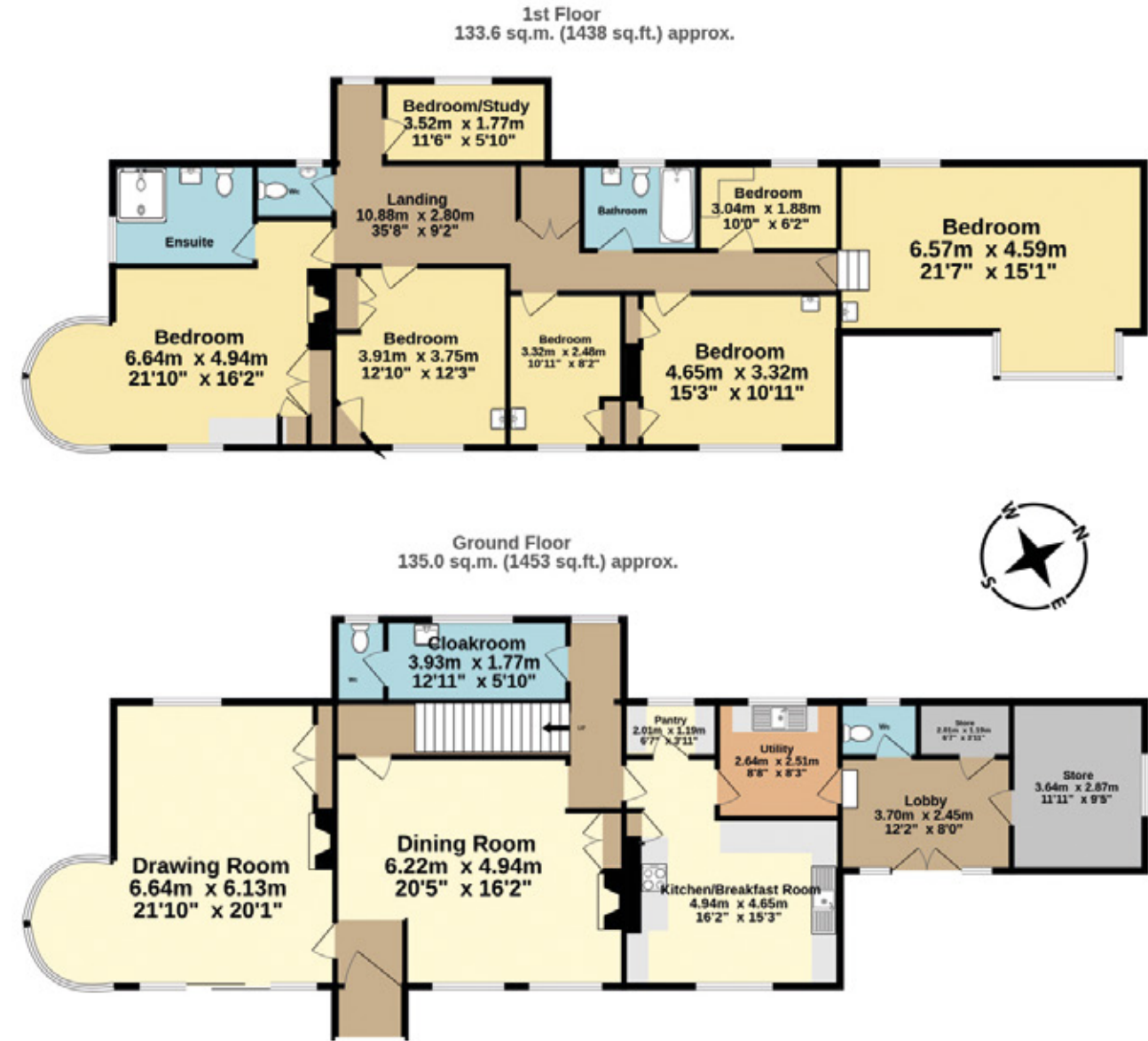
The sitting room is thoughtfully designed, featuring sliding doors that open to the garden and a distinctive curved bay window adorned with exterior slate hanging. This space offers a tranquil setting for relaxation, where one can fully appreciate the natural beauty that surrounds the property.

The first floor continues the theme of spacious elegance, with the principal bedroom mirroring the curved bay of the sitting room below, and benefiting from an en-suite shower room. Five additional bedrooms provide flexibility and comfort, with another room available as a study or a seventh bedroom. The ample storage solutions and loft space cater to all practical needs.



Approximate Gross Internal Floor Area
325.0 sq m (3499 sq ft)

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.



Services

Oil fired central heating and hot water
Mains water and electricity
Mains drainage.

Directions

Postcode: TQ8 8JJ
What3Words: ///stance.immune.mailing

Property information

Tenure: Freehold
Local Authority: South Hams District Council
Council Tax: Band H
EPC Rating: F

