



GREYSTONES

Salcombe, Devon



A FABULOUSLY LOCATED SALCOMBE HOUSE, WITH FAR REACHING SEA VIEWS ABOVE SOUTH SANDS

With immense planning permission to significantly extend and improve the existing house. With further potential to develop what is one of the largest untouched plots overlooking South Sands beach.

Current accommodation

Ground Floor: Reception hallway/drawing room | Kitchen/dining room | Shower room

First Floor: Principal bedroom | Family bathroom | Two further bedrooms

Approved plans for

Ground Floor (86.7 sqm): Entrance hall | Kitchen/dining room | Drawing room | Sitting room

First Floor (82.2 sqm): Principal bedroom/bathroom suite | Study | Office | Further bedroom | Family bathroom

Second Floor (64.9 sqm): Two bedroom/bathroom suites | Utility room

Total 233.8 sqm/ 2516 sqft

Outside: Currently with south-facing terrace and mature wooded gardens and grounds

Plans for paved terraces and outdoor sitting and dining areas, extensive landscaped woodland gardens incorporating tree house studio, spa and boat house | Garaging and off street parking (Subject to necessary planning permission)

In all about 0.77 acres

Subject to planning further potential to extend main house & add side extension: 4400 sq ft. Ancillary accommodation: 1,196.9 sq ft.

Distances: Salcombe Ferry 1.3 miles, Kingsbridge 6 miles, Totnes 20 miles, Plymouth 24 miles, Exeter 46 miles

(All distances are approximate)

SITUATION

Salcombe is situated on the beautiful South Devon coast at the mouth of the Kingsbridge Estuary, in an Area of Outstanding Natural Beauty, and is renowned for its clear turquoise waters, sheltered harbour and its own microclimate. It is a famous yachting centre and a perfect base from which to explore the coast of France, the Channel Islands or the stunning West Country coast. There are numerous sandy beaches, coves and sheltered anchorages making it an excellent place for dinghy sailing, water sports, fishing, boating or walking along the gorgeous coastline. The town retains much of its charm and character and there are many restaurants, pubs and boutique shops. More extensive shopping facilities are available in Kingsbridge and a secondary school and local events include Salcombe Regatta, food and music festivals and the annual Crab festival.

There is golf at Bigbury and Thurlestone and the South Hams area of South Devon is renowned for its beautiful rolling countryside, scattered with pretty villages and towns, and its spectacular coastline with beaches, estuaries, coves and rocky cliffs.

In Totnes there is a station with mainline connections to London (Paddington) in under 3 hours and, via the A38, there is access to the university and cathedral city of Exeter, where there is access on to the M5 motorway and an airport. From Plymouth there are ferries to France and Spain.

THE PROPERTY

Approached from De Courcy Road, off the exclusive Moulton Road, and above the golden sands of South Sands Beach, Greystones presents an excellent and rare refurbishment/improvement opportunity in a prime Salcombe location. The property sits on one of the largest untouched plots within its own private woodland setting and benefits from far reaching views across Start Point and Salcombe estuary below.



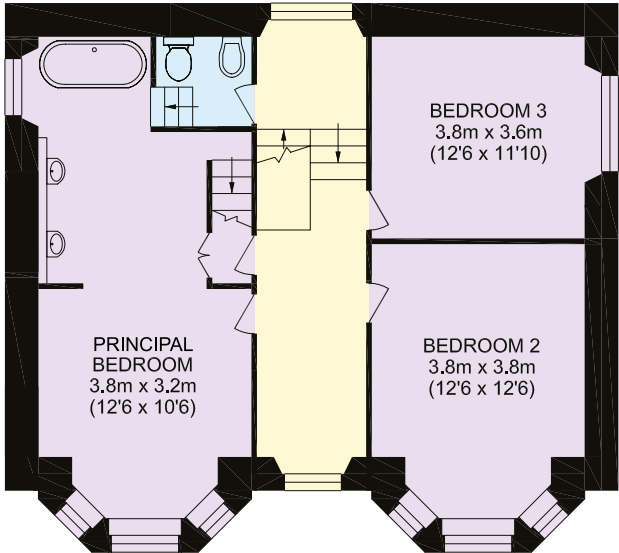
Steps lead down to the garden and a path to the front of the house, and into the hall/sitting room with bay window having a view through trees to the mouth of the estuary. On the other side of the hall, the kitchen/dining room also has a bay window, as does the principal bedroom with dressing room leading to an en suite bathroom. There are two further bedrooms. There is a terrace and the wooded gardens and grounds are on a steep slope, extending to about 0.77 acres.



EXISTING FLOOR PLAN

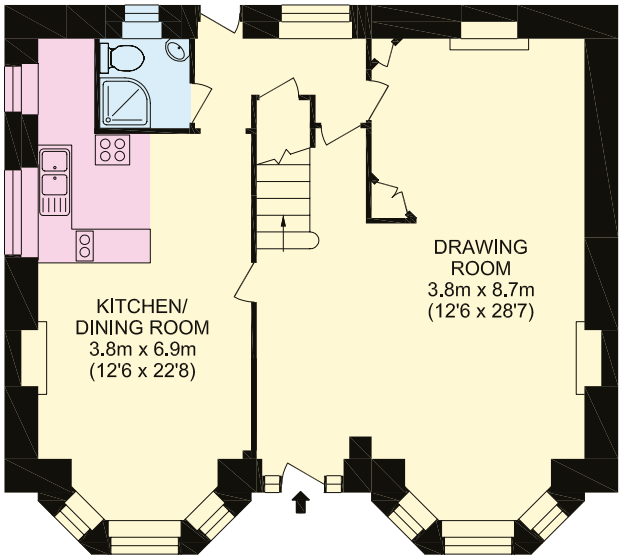


FIRST FLOOR
APPROX. FLOOR
AREA 78.1 SQ.M.
(841 SQ.FT.)



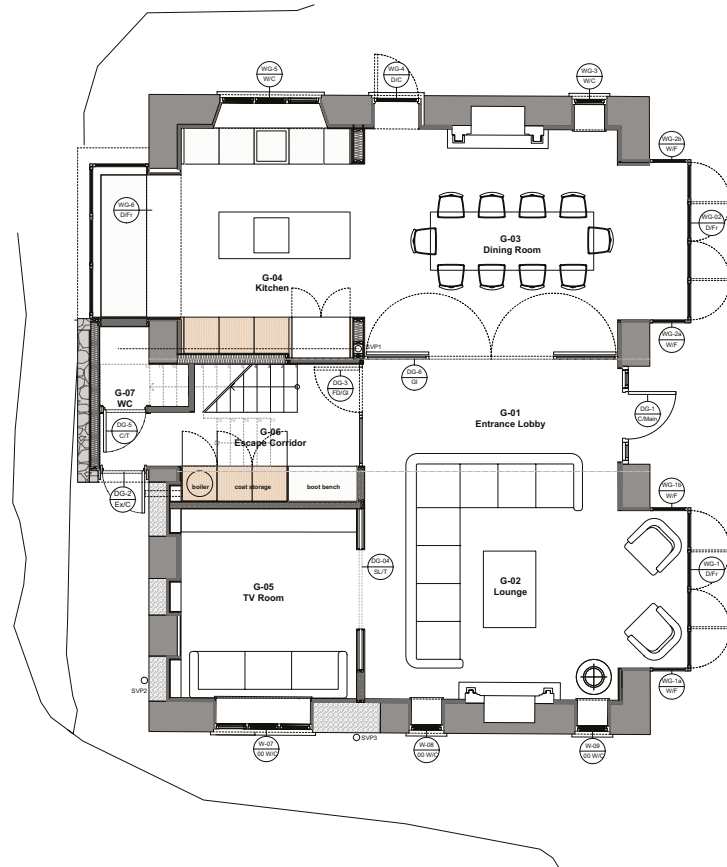
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

GROUND FLOOR
APPROX. FLOOR
AREA 78.1 SQ.M.
(841 SQ.FT.)

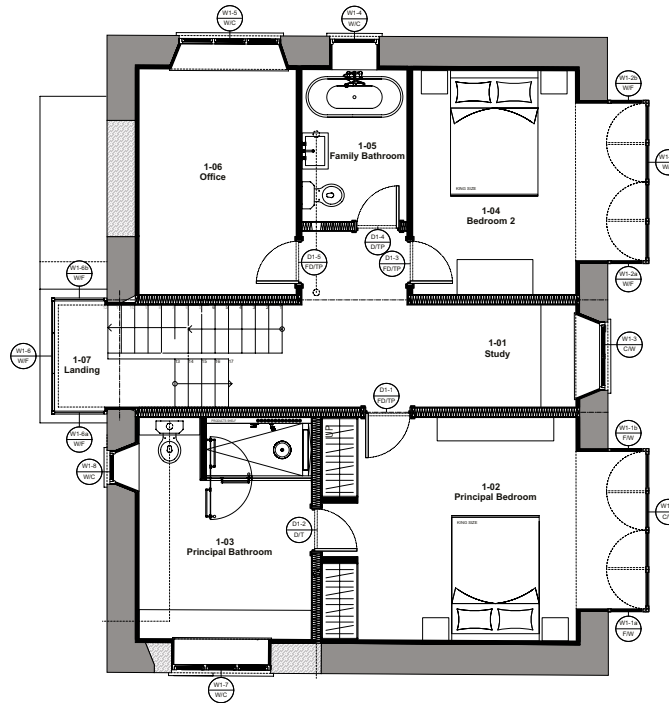


Approximate Gross Internal Area
156.2 Sq.M. - (1682 Sq.Ft.)

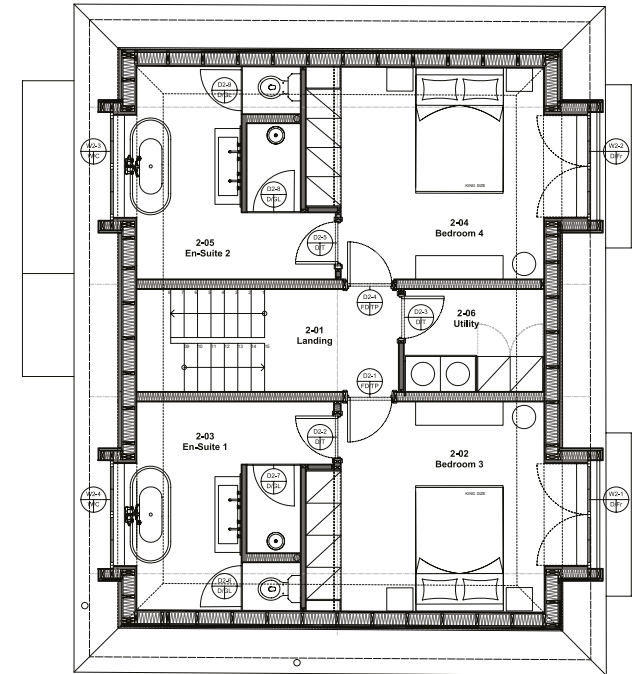
CONSENTED MAIN HOUSE FLOORPLAN



Ground Floor



First Floor

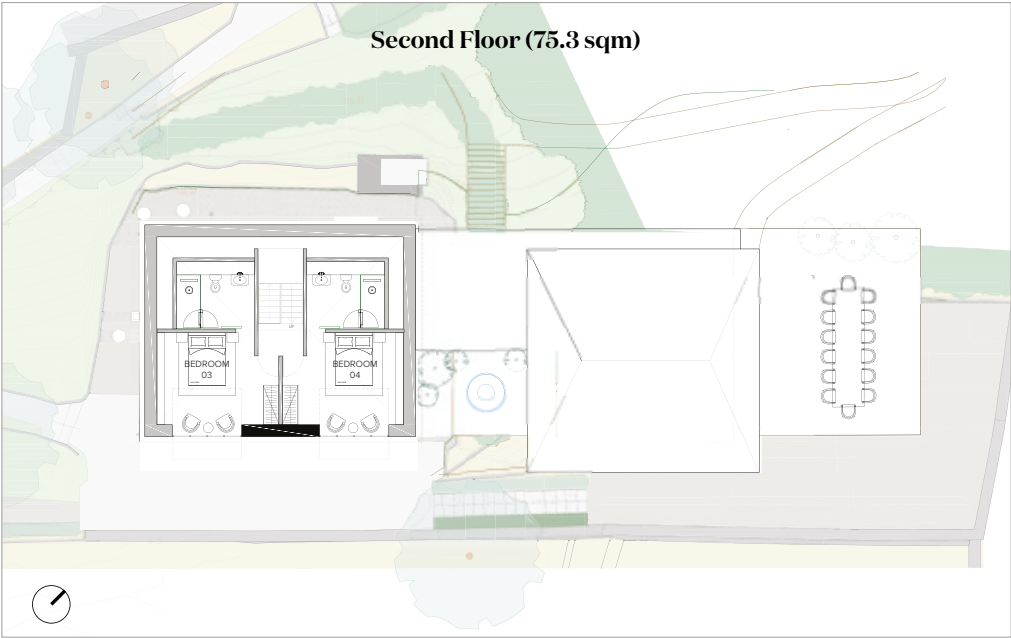
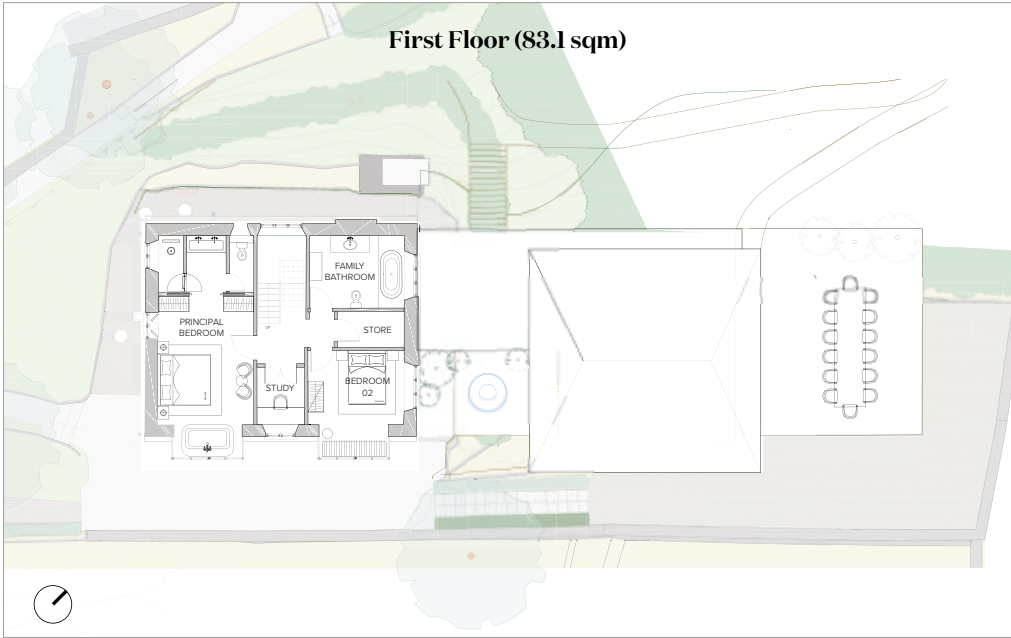
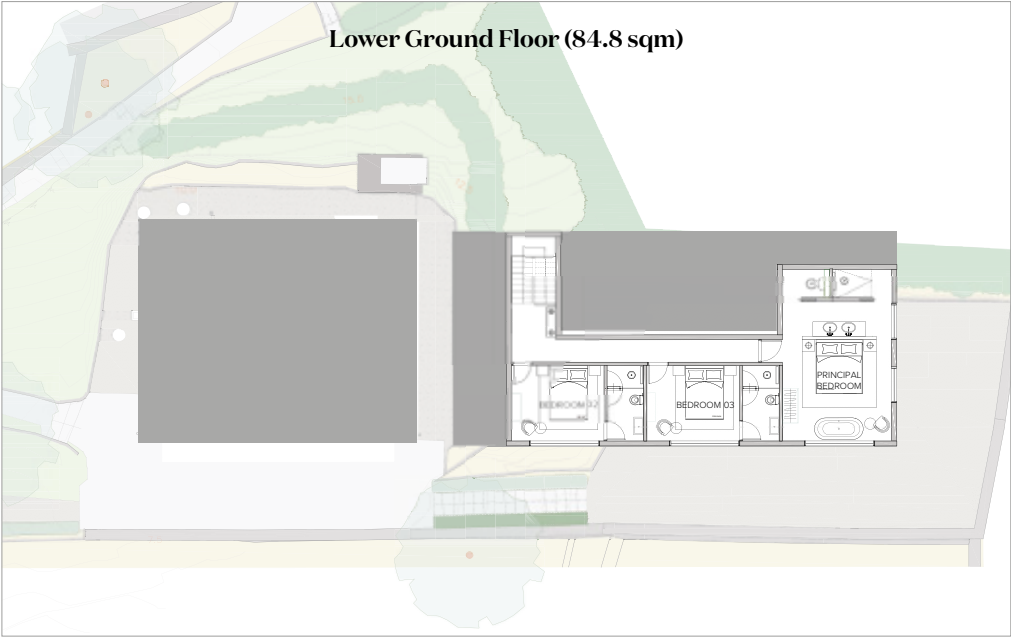
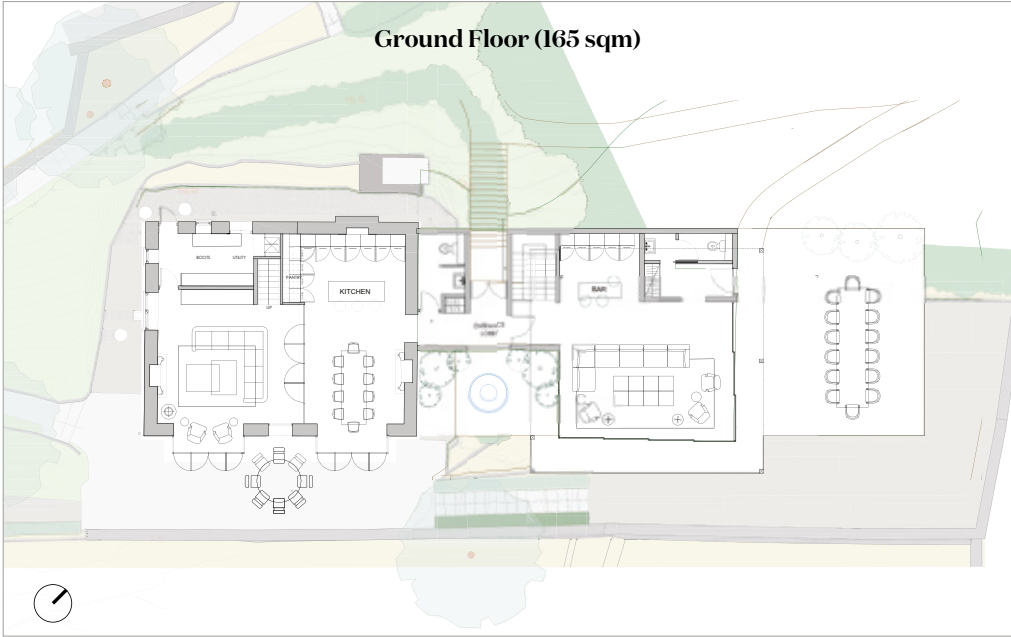


Second Floor

Approximate Gross Internal Area
Total: 233.8 sqm / 2516.6023 sqft

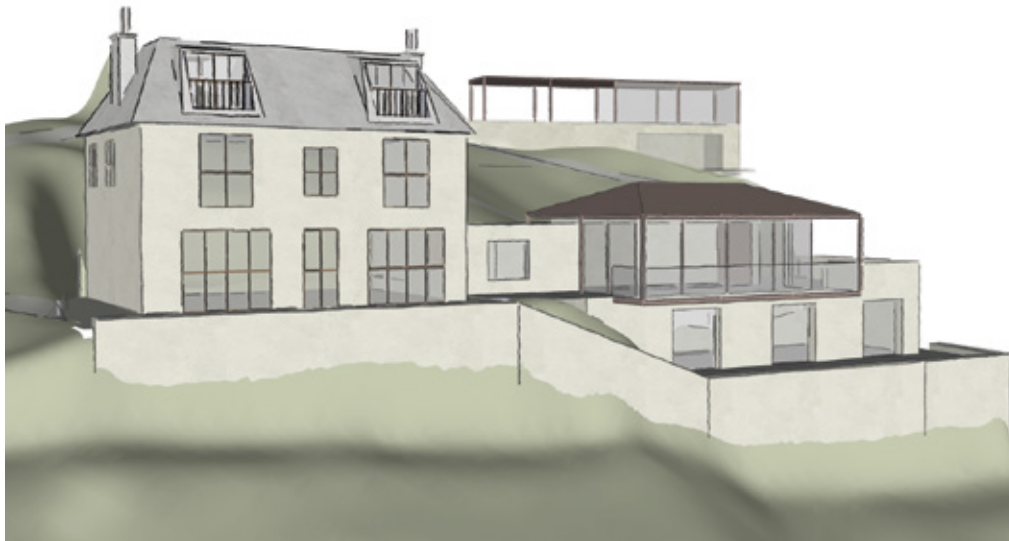
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

MAIN HOUSE & EXTENSION FLOORPLAN



Main House – Option 1

Mansard Roof with Balcony
No Bay Windows

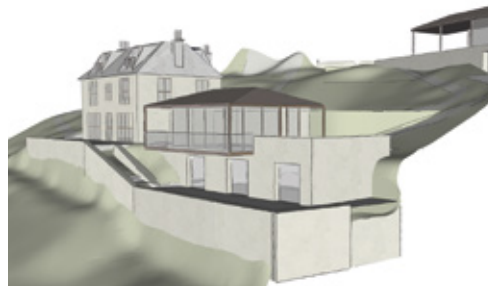


Main House – Option 2

Dormer Windows with balcony
Bay Windows



OPTION 1b - Pitched roof to garage to match extension



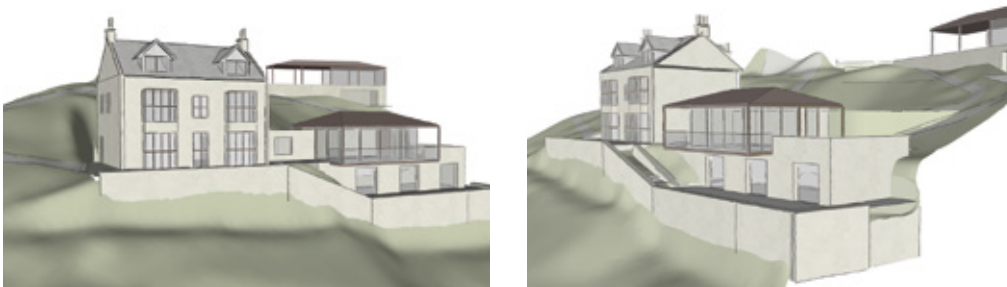
OPTION 2b - Pitched roof to garage to match extension



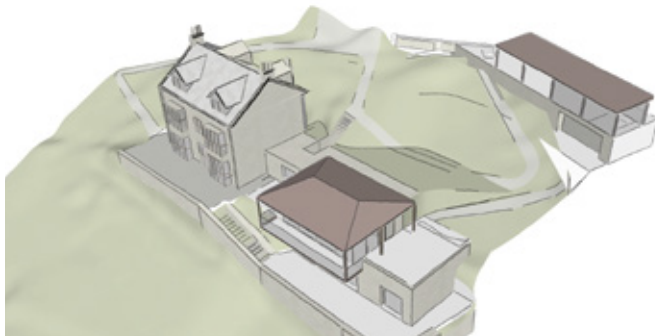
Main House – Option 3

Dormer Windows

Bay Windows



OPTION 3b - Pitched roof to garage to match



However, Greystones is all about the potential. Planning permission has been granted by South Hams District Council (Ref: 2928/23/HHO) for 'alterations and enhancements to the roof, replacement bays and new windows and door openings.'

Plans involve a re-design of the accommodation on three floors to incorporate an entrance hall, open plan kitchen/dining room, large drawing room and sitting room on the ground floor, large principal bedroom and bathroom, study, office, family bathroom and further bedroom on the first floor, and two bedroom/bathroom suites and utility room on the second floor.

Plans have been drawn up for comprehensive landscaping of the gardens and grounds by Darren Hawkes of Cornwall (Chelsea Flower Show gold medal winner), to incorporate paved terracing around the house and steps to a further terrace providing additional outdoor dining and sitting areas.

Around and below the house the wooded gardens would be landscaped and planted and interconnected by paths, steps and walkways, and to include, off street parking and garage, tree house studio, spa area and boat house at the bottom (subject to necessary planning permission). Ancillary accommodation: 111.2 sqm/ 1,196.9 sq ft.

In addition, plans have been drawn up by Alex Jackson Design for a proposal for remodelling of the house and a large new pavilion style extension/wing of about 1850 sq ft (Subject to planning permission).

PROPOSED GARDENS



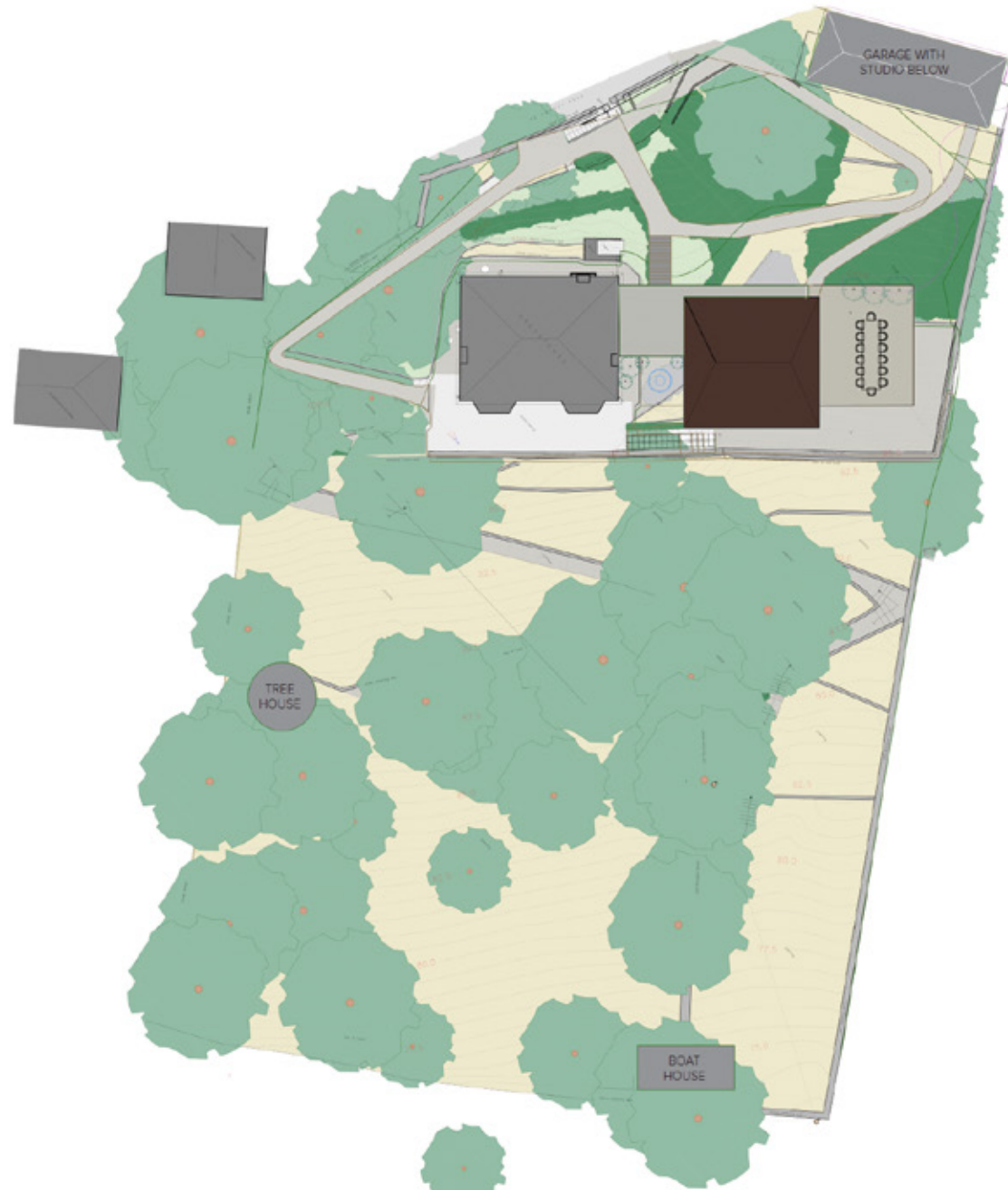
SKETCH PROPOSAL

OPTION 02 - 3x bed main house, 3x bed extension

- Squared off bays + bronze detailing
- Glass link to flat sedum roof extension
- "Carved" colonnade at basement



PROPOSED SITE PLAN



PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Private drainage.

Local Authority: South Hams District Council: 01803 861234

Council Tax: Band H

EPC: G

Directions: TQ8 8LQ

Agents Notes: Further information of proposed plans and planning strategy on request.

Under the Estate Agents Act 1979, we are required to inform you that the vendor has a personal relationship with a Partner at Knight Frank. Further information is available on request.

Louise Glanville

01392 423111

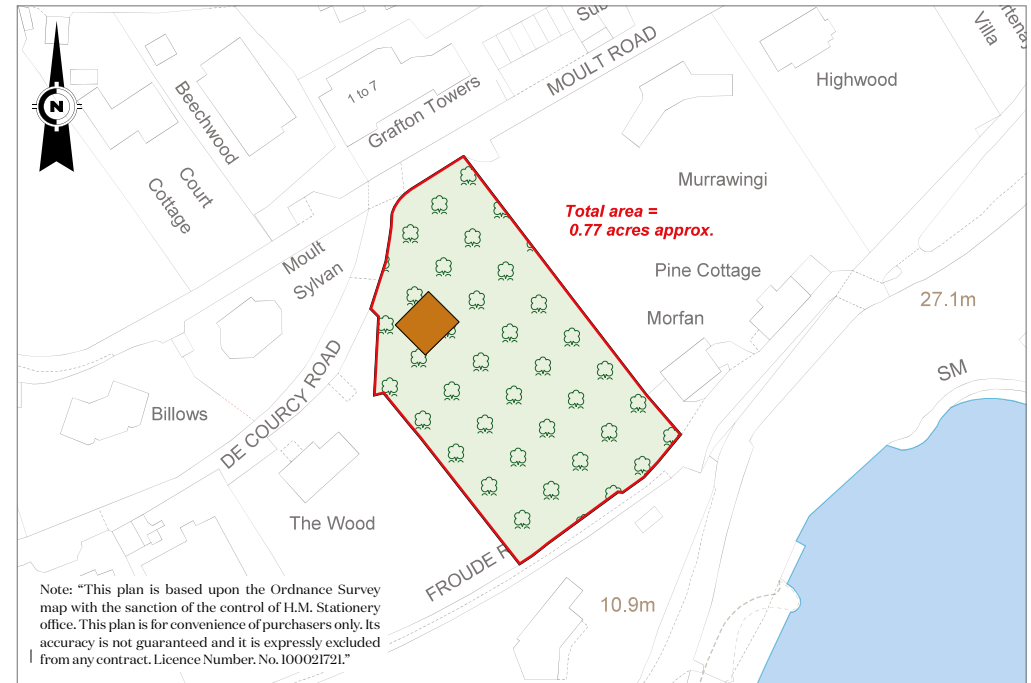
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