



T H E R E A C H

SALCOMBE



Exterior CGIs shown represents the quality of the development.



Interior CGIs shown are for Apartment 8, but represent the quality of the development.

THE REACH

SALCOMBE

With a breath-taking position on South Sands beach, complete with direct access to its glorious sands, The Reach is a truly unique location for the ten new luxury waterfront apartments that are being built within this fabulous original 1930s building.

Situated in the South Hams is the beautiful town of Salcombe – boutique shops, art galleries, restaurants and eateries come together to suit the enviable lifestyle that this development has to offer.

Salcombe is also very popular for its water-sports, with the spectacular views across the estuary, glorious beaches and hills providing the perfect backdrop for scenic walks and outdoor activity.

Spoilt for choice, surrounded by beauty spots including North Sands and Fort Charles, there are plenty of areas to explore. If staying close to home, not only do you have a beach on your doorstep as well as private parking, you can enjoy the proximity to the hotel's dining and spa facilities within this luxury complex.

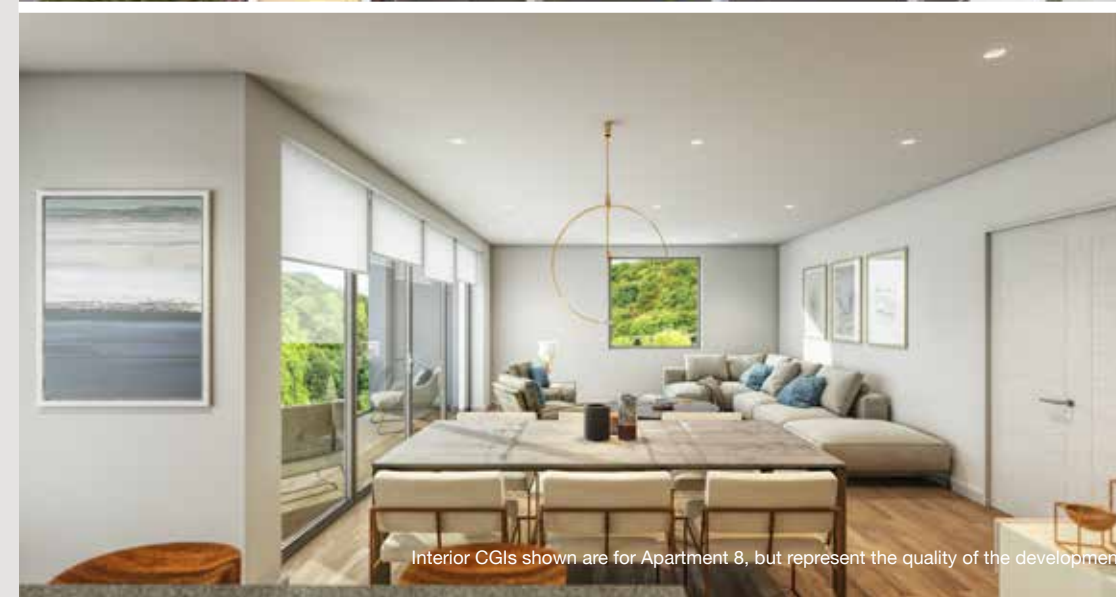
THE DESIGN

Sympathetically designed to slot seamlessly into its 'Area of Outstanding Natural Beauty' and the adjacent listed lifeboat station, the apartments are orientated towards the sea views, with private balconies and expansive windows to enjoy the enviable location.

Their design echoes the traditional boat building structures and boathouses that can be seen along the estuary. Salcombe's boat-building heritage is also embraced through the apartments' semi-industrial aesthetic of dark grey and cedar cladding creating clean, linear lines. Frame-less glass balustrades and concealed gutters create a seamless appearance. The interiors of the apartments are flooded with natural light with their full-length windows and high ceilings; giving a spacious and contemporary feel.



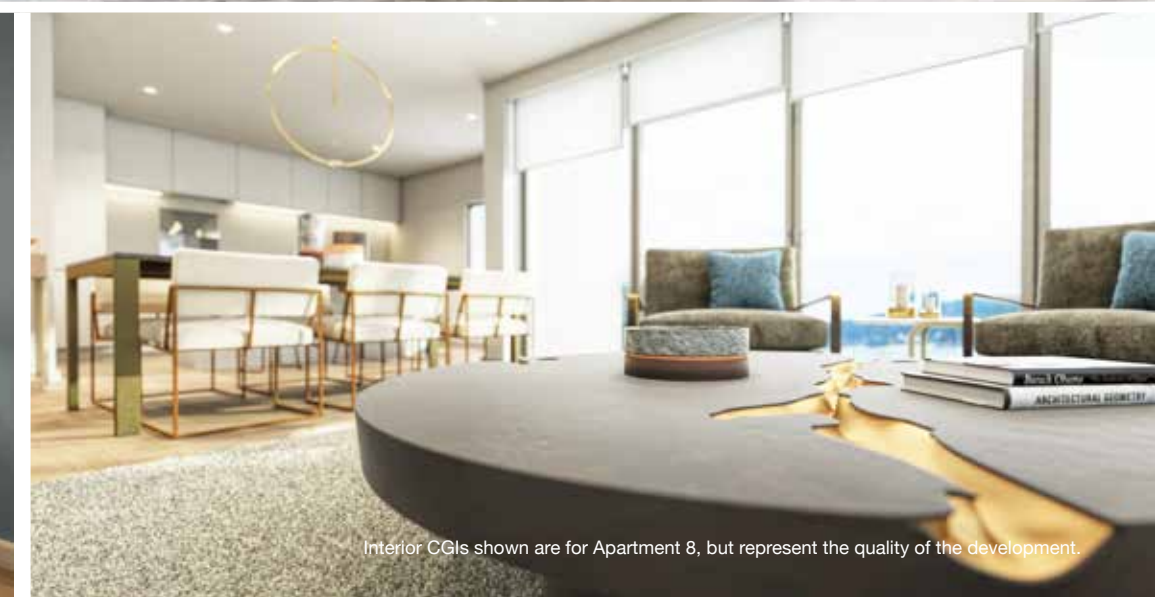
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THE PENTHOUSE

At every stage, from architectural design to interior finish, The Penthouse apartment at The Reach has been designed to impress.

Accessible by elevator, this grand home has everything you need for both a weekend of entertaining and a few days escape from the world.

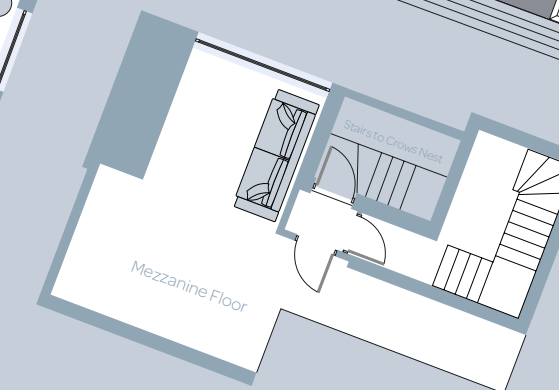
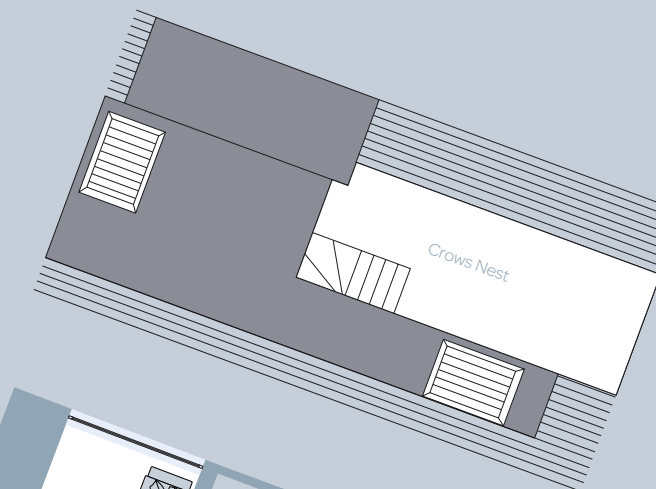
Uninterrupted sea views are made centre stage in this home, with a private balcony leading out from the main living space, maximising on the feeling of space and escape that this stunning property offers. The spacious open plan kitchen and dining area make the perfect place to host, with a separate utility and preparation area conveniently located.

Access to the mezzanine floor and the crow's nest invites you outside to enjoy the sea air and look out across the South Sands Beach below.

The penthouse boasts 4 generous double bedrooms each with its own accompanying en suite as well as an impressive internal winter garden, open to the dark coastal night sky.



APPROX:
3266 sqft



PLACE TO VISIT

Situated just moments from the water at South Sands Beach, The Penthouse at The Reach offers much in the way of places to visit.

On bright and warm summer days the South Hams coastline offers no better place to be, with the South West Coast path leading straight past your front door and down to the stunning beaches and coves of the South West. The sandy safe shores of Soar Mill Cove and Bolberry Down are a special treat for those who venture down, with the Iron Age Fort at Bolt Head attracting many a passing walker.

A haven for water sports fans, the gentle waters around Salcombe provide the perfect location for keen kayakers, paddle boarders and swimmers to get their fix, with the popular surf beach of Bantham located only a short drive away.

A gentle 30 minute walk takes you straight into the town centre of Salcombe, host to some of the best independent shops, cafes and restaurants in the South West. The multi-award winning Salcombe Gin company located in the town offers a delightful afternoon activity of gin distillery as well as the accompanying bar and retail shop.

The outstanding and immersive Dartmoor National Park is easily accessible by car and further expands the weekend potential of this location, offering cosy countryside pubs and rewarding walks and hikes.



YOUR NEW HOME

A sanctuary, a place to escape and a place to relax; The Penthouse at The Reach already has it all. From its stunning location within the South Devon Area of Outstanding Natural Beauty, to the architectural and interior features which make this apartment a home, an opportunity for space and a stress free haven awaits.

Let the coastal lifestyle which this waterside property offers invite you in; with the penthouse view out to the water east facing, the sunrise on a clear day is impossible to miss. A fresh coffee on the balcony to watch your private sunrise show starts the day off more beautifully than most, with the slow change of the tide setting the pace for the rest of the day.

From there the choice to stay in or venture out into the surrounding landscape is all yours, with an array of options to choose from.

Let home be your anchor, let your home be The Penthouse at The Reach.

KEY CONNECTIONS

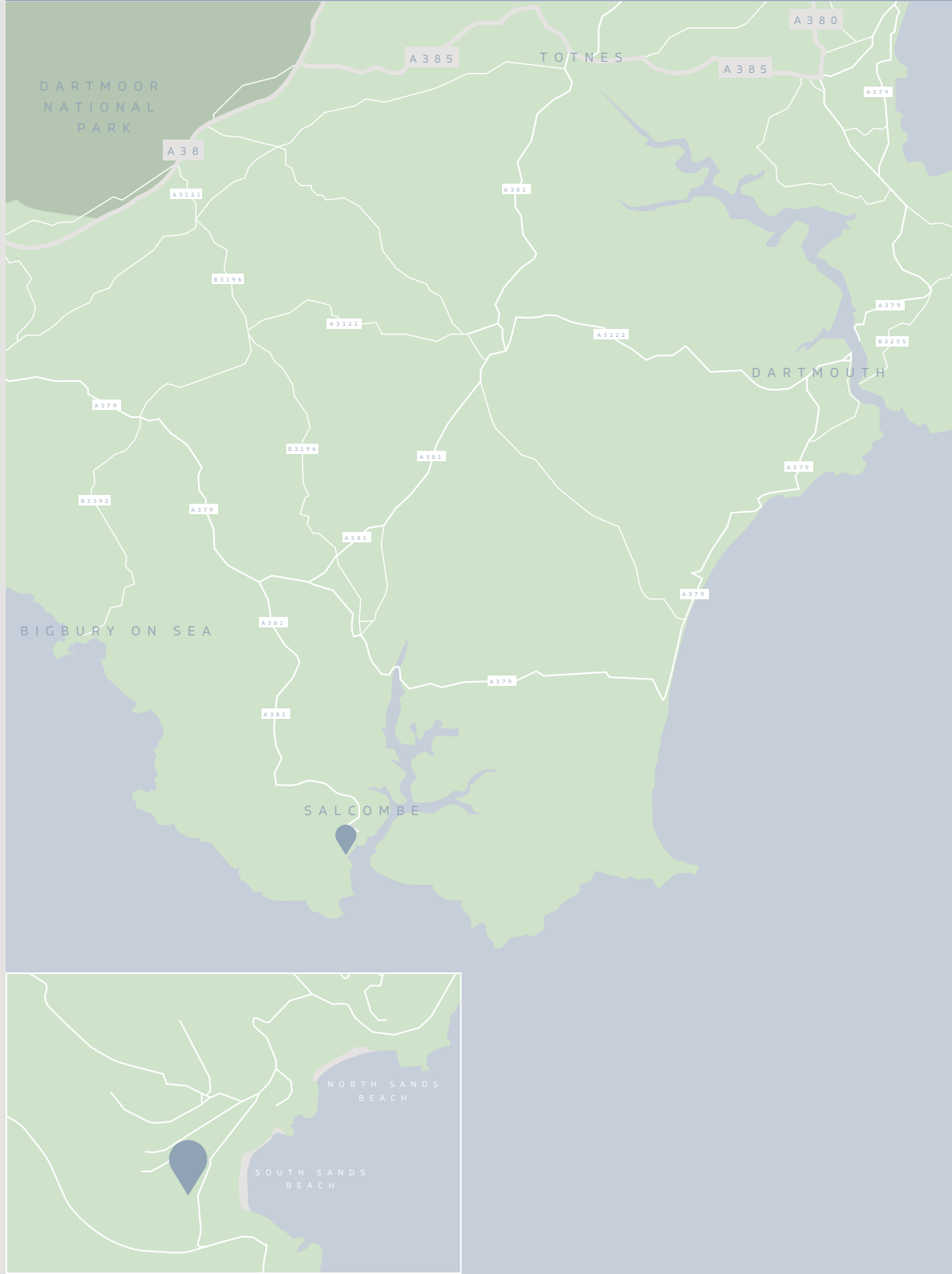
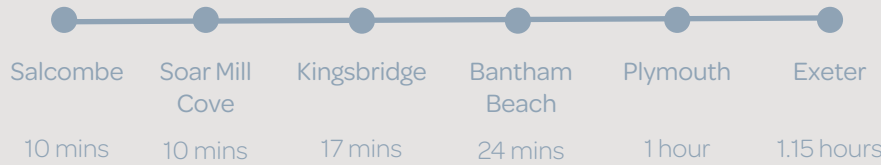
By Rail:

The larger railway stations of Exeter and Plymouth are just over an hour away by car, providing regular services to Bristol, London and beyond.

By Air:

Exeter Airport offers domestic travel as well as air transfers to the larger airport of Bristol and London terminals.

Travel Times By Car



SPECIFICATION

Kitchen

- Kitchens from Pentangle Kitchens
- Furniture front finish – timber veneer, colour 221 V Oak Abruzzo rough sawn veneer
- Carcass finish – matt laminate, colour K284 Carbon Grey
- Worktop & splash back – 30mm Caesarstone 2141 Snow
- Linear LED under-cabinet task lighting
- Utility – matt laminate K120 frosty white doors with 30mm Caesarstone 2141 Snow worktop
- Miele oven
- Miele combi microwave
- Bora Pure induction hob and extractor
- Under counter wine cooler
- Miele fridge freezer with plumbed in ice make
- Miele dishwasher
- Quooker PRO 3 Fusion stainless steel tap providing boiling and sparkling water
- Blanco Andano undermounted stainless steel sink
- Miele free standing washing machine – utility
- Miele 7kg freestanding tumble dryer

Bathrooms and En-suites

- Kaldewei SuperPlan shower trays
- Kaldewei baths
- Catalano Premium / Green double and single hand basins
- Catalano WCs and soft close seat
- Vado overhead shower (black / brass)
- Vado bath / shower mixer (black / brass)
- Meryln shower screens
- Solus Ceramics floor and wall tiling
- Ceasarstone to wash hand basin / cistern duct top
- LED downlights

Electrics

- Screwless Brushed Chrome switches & sockets where exposed, white plastic on concealed items
- LED downlights, dimmable to bedrooms and living rooms / kitchens
- Video entry phone

- Bose ceiling speakers and wiring for music system only to living area, kitchen, bedroom 1 and bedroom 2 (cabling and speakers only) (8 speakers per apartment)
- 5amp lighting circuit to living rooms and bedrooms

Interiors

- Painted moulded solid core doors, 44mm thick
- Painted T&G MDF wall panelling to hallway entrance
- Engineered timber flooring to hallways, dining, kitchen and lounge
- Paint finish to all walls, ceilings and woodwork

Exteriors

- Millboard composite decking to terraces and balconies
- Glass balcony screens to terraces and balconies

T H E R E A C H

SALCOMBE

The Reach, Bolt Head, Salcombe TQ8 8LL

For more information about these luxury waterfront apartments
Phone 01548 845090 or email salcombe@luscombemaye.com



2 Island Square, Island Street, Salcombe TQ8 8DP

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Nicolas James
GROUP

"Maintaining our legacy of quality in outstanding locations"

Nicolas James Group pride themselves on having the foresight, perception and courage to choose locations that are remarkable and that present an opportunity where others may not have seen potential. The group tend to retain longer-term interest in their projects, they only ever plan to build developments of the highest quality.

Over the last 25 years the Nicolas James group has successfully completed approx. £500m of high quality construction and development projects including villages, apartment blocks and large commercial properties.

Nicolas James Group, Harbour House,
Dorset, BH23 1ES.