







Unique south-facing property only a 15 minute walk from South Sands, nestled on the side of a beautiful rural valley with maximum exposure to the sun, enjoying plenty of peace and quiet and generous living space

- **Stunning south facing views**
- **15 minute walk to South Sands**
- **Peaceful valley location**
- **Surrounded by fields/woodland**
- **Outstandingly sunny position**
- **Well maintained property**
- **Family sized accommodation**
- **Plenty of parking & boat space**
- **Current Airbnb business**
- **Terraced gardens**

Skylark

Combe, Salcombe TQ7 3DN

Skylark is found in an extraordinary location - nestled in the stunning Combe valley just a 15 minute walk (or 5 minute drive) from South Sands beach. Built on the side of the valley, the property gains maximum benefit from the path of the sun through the day and enjoys beautiful views over the adjoining fields and woodland in this peaceful location. Deer, foxes, owls and badgers are your neighbours.

The property itself has been well maintained to a high standard and provides family sized accommodation as well as the opportunity for an Airbnb business. There is ample parking with a long driveway, garage and carport. The gardens are landscaped to provide paved and gravelled terraces with stone retaining walls and a wild flower area.

Inside, the house is extremely spacious with every major room taking maximum benefit from the south facing aspect, utilising large picture windows and sliding doors, with the balcony providing additional sitting-out space and capitalising on the breathtaking views.

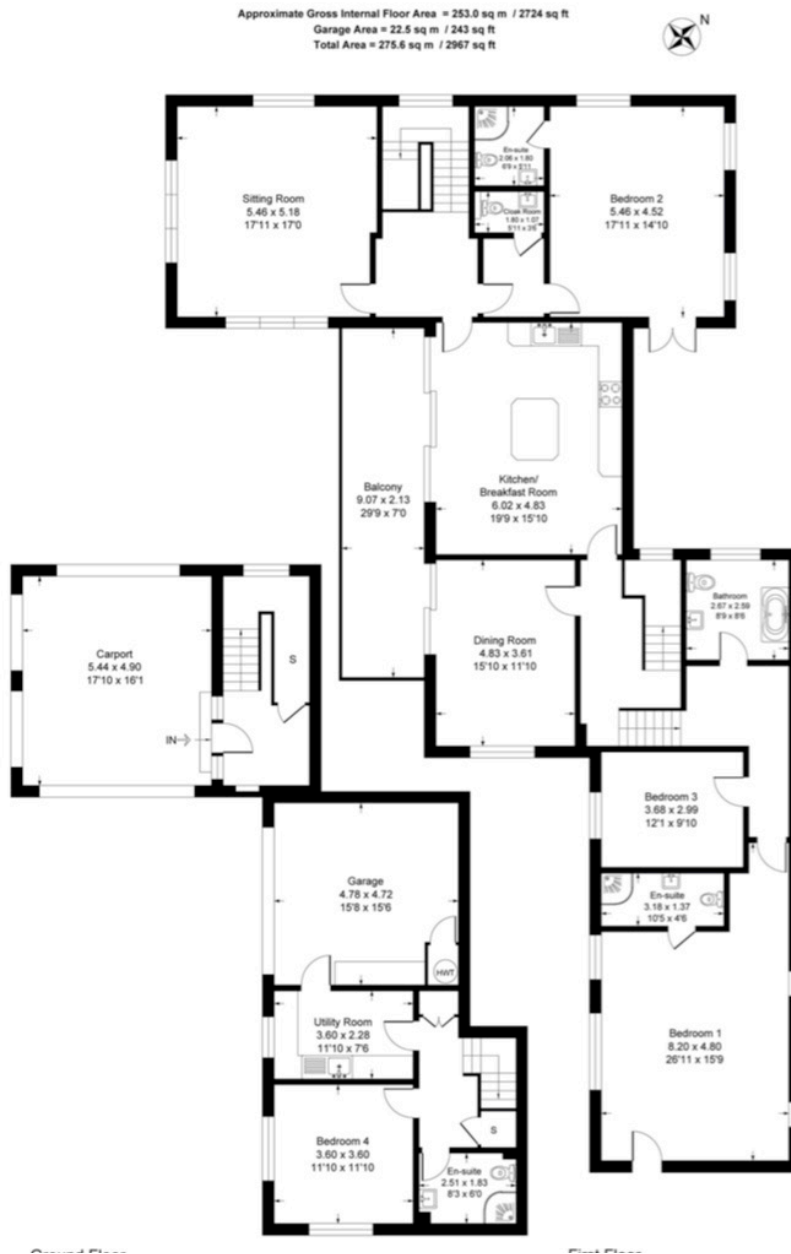
One of the joys of Skylark is the proximity to South Sands - no need for a mooring (always difficult to obtain), you can store your boat on the property and launch it from the public slipway.

Lapsed planning permission dates back to 2015 for demolition and construction of a replacement house. Ref: 41/1375/15/F



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SERVICES

Mains electricity and water. Private drainage. Oil-fired central heating.

COUNCIL TAX

The property is in Council Tax Band G

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 845090

DIRECTIONS

From Kingsbridge, take the A381 Salcombe road and on reaching the village of Malborough, turn off the main road into Collaton Road (opposite the petrol station). Follow this road for about 1/4 of a mile and turn right, signposted to South Sands. Proceed down the hill and after passing through the hamlet of Combe, the entrance to the property will be found on the left hand side, after about 200 metres.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		

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