







Dolphins

Grand View Road, Hope Cove, TQ7 3HE

Dolphins is an exceptional and highly efficient family home located towards the end of Grand View Road, a quiet residential street in the village of Hope Cove. With an eclectic mix of houses and apartments and leading straight to the sea, this charming road ends at the coastal path which takes you down to the beach and into the heart of the village itself.

Hope Cove is an idyllic coastal village which has evolved from a humble fishing village to a small and friendly beachside community enjoying all the benefits of living by the sea without losing any of the charm.

This stylish and unassuming property was built 10 years ago by Hanse Haus; a premium supplier of bespoke, ultra high-efficient, pre-manufactured homes with extremely high standards in energy efficient construction. Positioned on an elevated plot the house offers wonderful views across the surrounding countryside and out to sea and an abundance of natural light throughout.

The open plan living room, dining room and attractive modern kitchen is a generous size and is south facing and leads to a front facing terrace to enjoy the outlook to sea. A large central hallway is open to the staircase and vaulted ceiling to the rooftop creating a sensational hub to the house. This leads, on the ground floor to a rear corner double bedroom, another bedroom (or office), a bathroom and a utility room. From an open and bright landing are two large double bedrooms at either end of the first floor, both offering excellent eaves storage with the front facing room giving the best outlook in the house, in-between is a contemporary family bathroom.

The delightful rear garden slopes gently up away from the house and is private and secluded with mature trees and shrubs bordering the patios and pathways, there is a lovely wraparound deck at the rear of the house and a further raised deck with garden room and hot tub. An integral garage adjoins the house with a front driveway offering good parking.

- Wonderful coastal location
- Unique detached house
- Bespoke design and layout
- Highly energy efficient
- Contemporary and bright
- Beautiful interiors
- Versatile accommodation
- Rural and sea views
- Large garden and decking
- Garage and driveway

A superb bespoke family home with sea views in the delightful coastal village of Hope Cove, this outstanding property offers remarkable interiors, truly efficient modern living in a stunning coastal setting.



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Approximate Gross Internal Floor Area = 202.9 sq m / 2185 sq ft
 Garage Area = 24.2 sq m / 261 sq ft
 Total Area = 227.1 sq m / 2446 sq ft

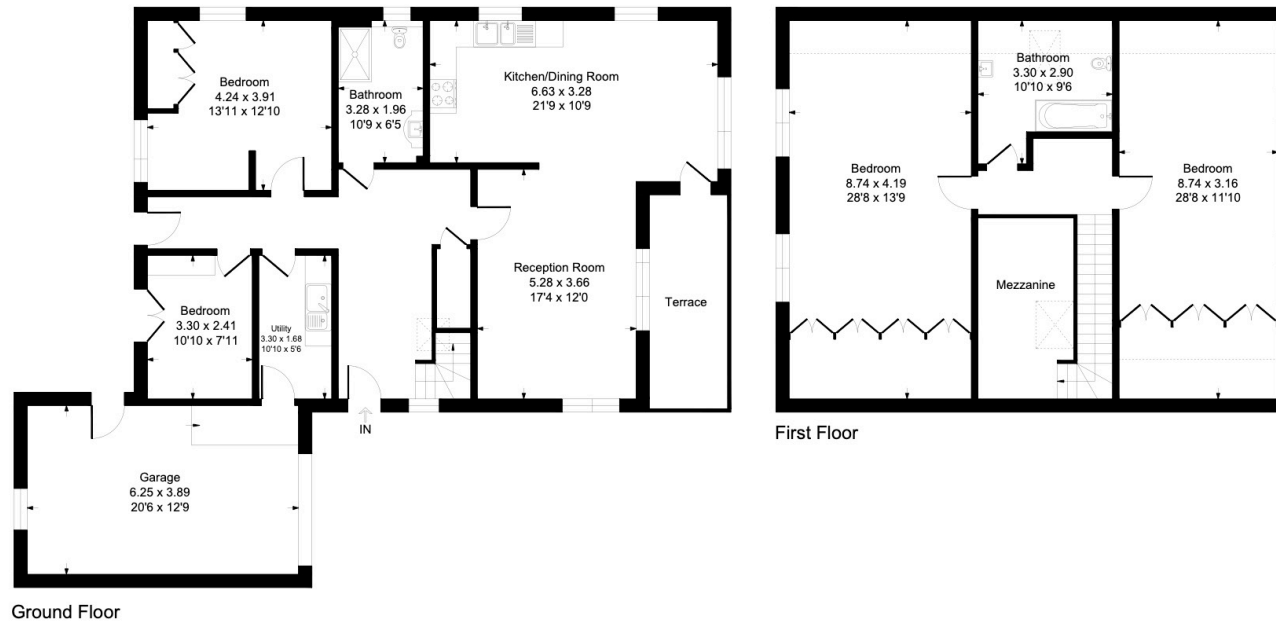


Illustration for identification purposes only, measurements are approximate, not to scale.

SERVICES

Mains electric, water & drainage.

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 845 090

DIRECTIONS

On the A381 from Kingsbridge drive for roughly 2 miles and turn right at the sign post for Hope Cove and continue through the hamlet of Galmpton. As you approach Hope Cove turn right into Weymouth Park and turn immediately left on to Grand View Road, you will find Dolphins towards the end of the street on the right.

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		