









# Le Temps Perdu

Robinsons Row, Salcombe TQ8 8EU

- Beautiful period house
- Exquisitely renovated
- Quiet location just off Fore Street
- 6 bedrooms & 5 bathrooms
- Stunning orangery
- Wonderful entertaining space
- Extensive terraced gardens
- Generous boat storage
- Parking for at least 2 cars

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Le Temps Perdu is a beautifully appointed period house, recently renovated (completed in 2022) to the highest standard with a stunning interior which includes an individual Sonos system in every principal room. Located at the bottom of Robinson Row and just off Fore Street, the property is ideally located in the very centre of town, yet in a quiet position. A hidden gem which offers modern living with extensive and flexible family accommodation, boasting 6 bedrooms and 5 bathrooms. The main sections of the house flow beautifully between various areas and then out into the stunning outside space, with stretches up through the terraces to the top of the garden where there are wonderful Estuary views.

The main living areas have been cleverly designed to create maximum space and include a generous sitting room with vaulted ceilings and a wood burning stove. The well-equipped kitchen has a high apex ceiling and wooden beams and has space for double dishwashers and a good-sized drinks fridge. The highlight and centrepiece of the house is the orangery, with floor to ceiling sliding doors out to the garden terraces and space for a large family dining table. This formal dining area is perfect for mealtimes and internal entertaining and also benefits from a wood burner. In addition there is a useful utility room which leads onto a cloakroom and shower room at this level.

One particular feature of the house is the potential annexe which includes a stunning double bedroom with cinema screen and projector, useful kitchenette, en-suite shower room and large sliding doors onto the terrace. Whilst fully integrated into the house, it does have the virtue of being separated if required.

The master bedroom is found downstairs from the kitchen, which is very generously sized with views from large windows down to the courtyard and enjoying an en-suite bathroom with free standing bath and separate shower. Three further bedrooms are then located on the lower ground floor and share a family bathroom.

The glorious, terraced gardens are perfectly set-up for al fresco dining and relaxation, with the rear part of the garden well secluded by high walls and enjoying a south facing aspect, giving sun all day long.

To the front of the house gates lead off Robinsons Row into the parking area, which space for at least 2 cars, undercover parking/storage as well as a large boat store under the house itself – fabulous for storing dinghies, kayaks, paddleboards, wetsuits etc.







Salcombe's famous waterfront and buzzing shops and restaurants are mere seconds away. Boats and paddleboards can be launched from nearby Whitestrand and Normandy, whilst ferries give access to the many sandy beaches in the Estuary either at East Portlemouth or South Sands. It is also worth noting that the house, at its lowest point, is over 6 feet above the highest tide. The property is currently holiday let by the current owners and has significant potential. Please ask for further details.

VIEWINGS: strictly by appointment through Luscombe Maye 01548 845090

DIRECTIONS: from Whitestrand car park, turn left up Fore Street and Robinsons Row is the first lane on the right hand side. The entrance gates to Le Temps Perdu will be found immediately on the right.

SERVICES: Mains electric, water, gas and drainage. Gas fired central heating.

TENURE: Freehold

LOCAL AUTHORITY AND COUNCIL TAX: South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234. Council Tax Band: D







Le Temps Perdu, Robinsons Row, Salcombe, TQ8 8EU

Approximate Gross Internal Floor Area = 220.5 sq m / 2374 sq ft

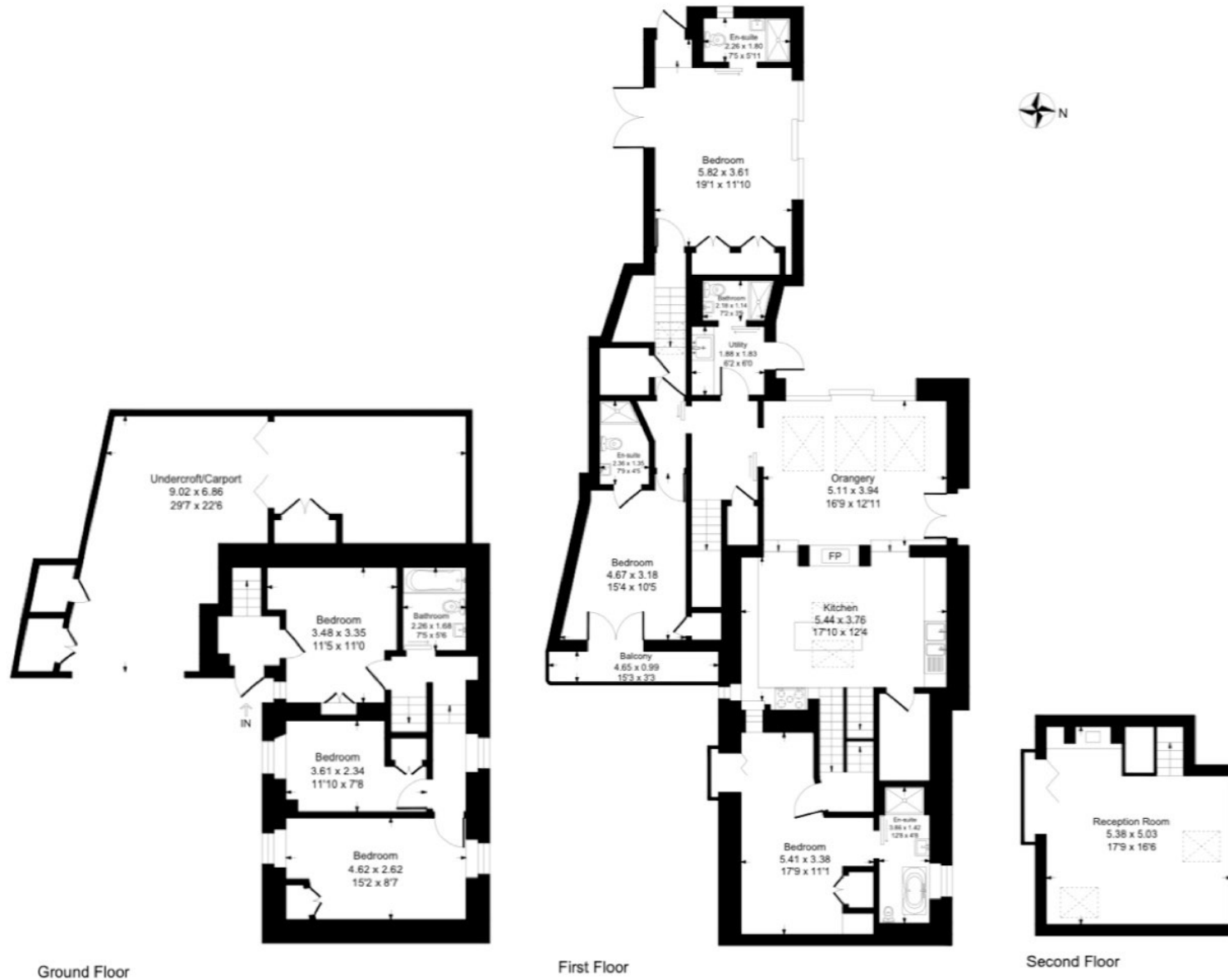


Illustration for identification purposes only, measurements are approximate, not to scale.

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