





Sailmakers Cottage

Victoria Quay, Salcombe, TQ8 8DA

- Renovated to a very high standard
- Fantastic waterfront position
- Three bedrooms
- Three bathrooms
- Pretty courtyard garden
- Brilliant letting potential
- Town centre location
- Shared running mooring
- Grade II Listed
- EPC Rating: E

Scan QR code for material information



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www.luscombemaye.com



Situated on the ever-popular Victoria Quay in the heart of Salcombe and bathed in natural light, Sailmakers Cottage has been meticulously renovated by its current owners to an extremely high standard throughout. A pretty courtyard garden overlooking the estuary leads through into a large, well-equipped open plan kitchen, living and dining area. This is the perfect spot for entertaining or relaxing after a long day on the beach or exploring the miles of trails and beautiful scenery the South West Coast Path has to offer. A large utility room and WC with ample space for wetsuits and muddy boots completes the ground floor.

Arranged over the first and second floors Sailmakers offers generous accommodation having the benefit of three spacious double bedrooms all flooded with light and offering plenty of built in storage. All bedrooms have well-appointed ensuite bathrooms. The two front facing bedrooms also boast glorious, everchanging views across the quay and over towards Snapes Point.

The pretty, enclosed courtyard garden offers the perfect spot to sit with your morning coffee and take in the wonderful interchanging scenery of the harbour and beyond or enjoy alfresco dining in those warmer summer months. The quay offers entertainment on your doorstep – a brilliant location for crabbing as the tide comes in. In addition, there is also a running mooring situated at the end of Customs Quay shared with the two neighbouring properties. Please note that all moorings require the permission of the Harbour Authority.

The location of Sailmakers Cottage is very special, located right on the waterfront with the amenities of the town just a stones throw from your front door. Salcombe offers a variety of cafes, pubs, galleries and shops together with the ferries running from Normandie pontoon to the golden beaches of South Sands and Mill Bay. The estuary is a haven for water sports offering safe and sheltered waters for sailors or paddleboarders alike.





SERVICES: Mains electricity, water and drainage.

TENURE: Freehold.

LOCAL AUTHORITY AND COUNCIL TAX: South Hams District Council. Council Tax Band G.

PARKING: No allocated parking, Permit parking available nearby.

MOBILE SIGNAL: Please check the Ofcom website.

BROADBAND: FTTC.

CONSTRUCTION: Believed to be of standard construction.

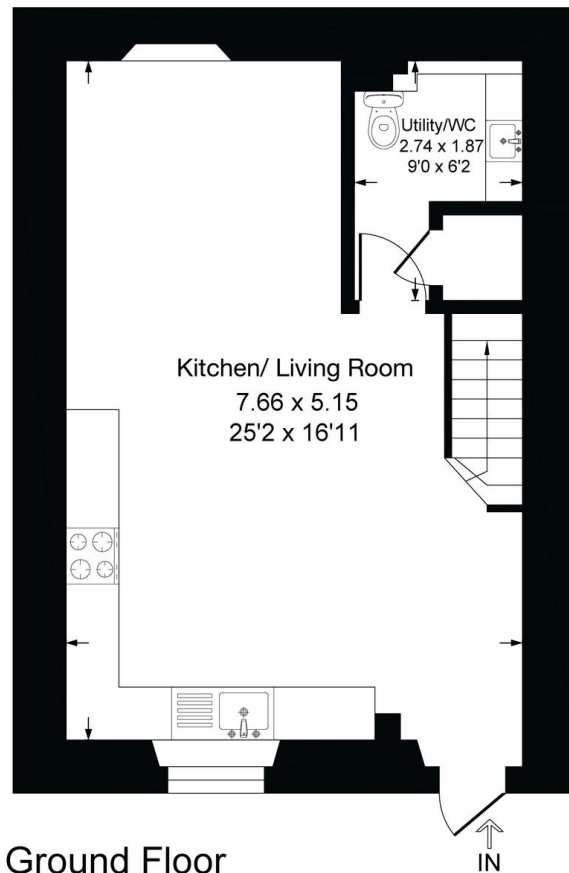
VIEWINGS: Strictly by appointment via Luscombe Maye, Salcombe

DIRECTIONS: From our office, walk along Island Street and bear right into Church Street. Bear immediately left onto the pedestrian path to the town centre walking alongside the estuary. Sailmakers is situated in the middle of the row of stone cottages.

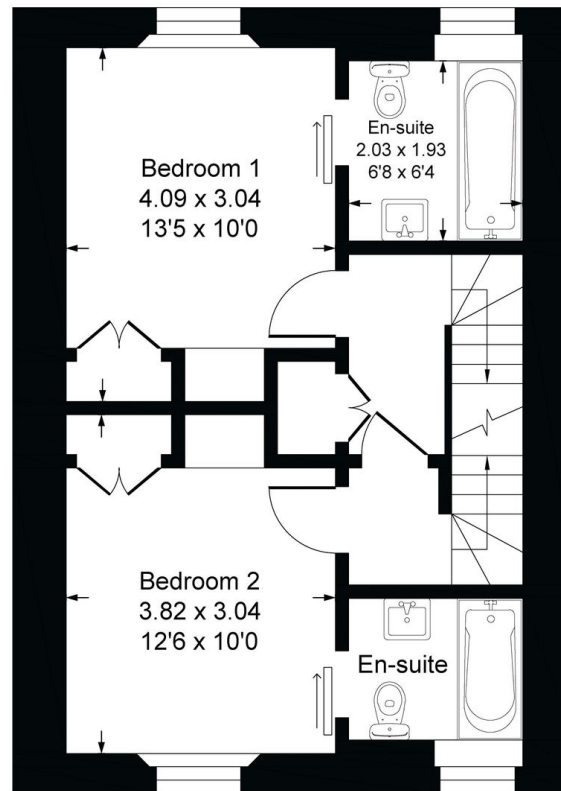


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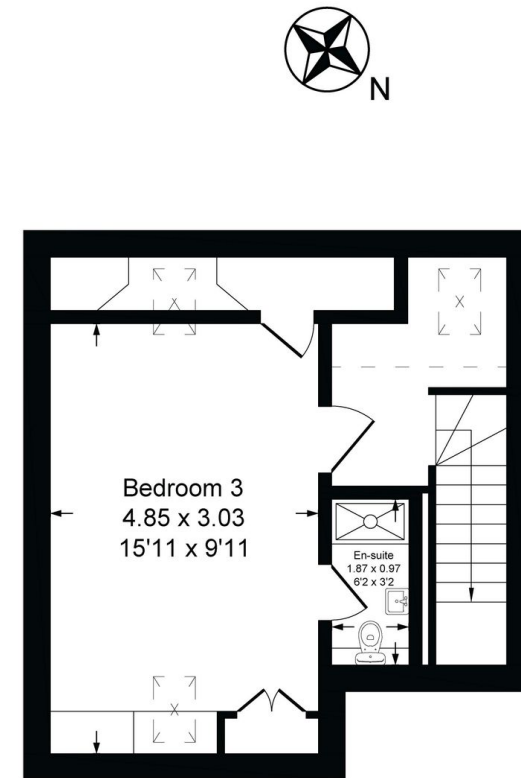
Approximate Gross Internal Floor Area = 103.6 sq m / 1115 sq ft



Ground Floor



First Floor



Second Floor

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

