











An immaculately presented, contemporary house, offering panoramic views over Burgh Island, the stunning coastline and surrounding countryside, sunny west-facing terrace, garden and plenty of parking for cars/boats

- **Stunning Burgh Island views**
- **Countryside location**
- **Immaculately presented**
- **Semi-detached house**
- **Built in 2017**
- **Permanent or holiday home**
- **Open plan living**
- **Large garage**
- **Parking for cars/boats**
- **On-site restaurant/bar**

## 8 Ocean Reach

**Bolberry, Malborough TQ7 3DY**

8 Ocean Reach is part of a development of luxury homes, built in 2017, of which it is the only one that can be used as a permanent home as well as a holiday home/let. Located in an Area of Outstanding Natural Beauty with breathtaking views over towards Burgh Island, the adjoining coastline as well as surrounding countryside, the house was constructed and finished to a very high standard.

The property benefits from open plan living with french doors and bi-fold doors opening out onto the west-facing, sunny terrace, whilst enjoying a well-fitted kitchen with high gloss units, granite worktops and some integrated appliances. In addition there is a double bedroom and a separate shower room. Upstairs there are three double bedrooms and a family bathroom.

Outside there is a very useful large single garage, with pedestrian door and plenty of parking space beside the house for numerous vehicles/boats. The terrace and garden are both west facing to enjoy the afternoon/evening sun. There is also an on-site restaurant and bar.



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## 8 Oceans Reach, Bolberry Down, Malborough, TQ7 3DY

Approximate Gross Internal Floor Area = 112.1 sq m / 1207 sq ft  
Garage Area = 15.1 sq m / 163 sq ft  
Total Area = 127.2 sq m / 1370 sq ft



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



### SERVICES

Mains electric and water. Communal LPG for central heating (metered). Communal sewerage treatment plant. Satellite/Starlight broadband.

### COUNCIL TAX

The property is in Council Tax Band G

### TENURE

Leasehold with share of freehold. 999 year lease from 2018. Management charge: £2375 p.a. No ground rent.

### 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

Turn off the A381 Kingsbridge/Salcombe road at Malborough, following signs to Hope Cove. Drive through the village and past the church, keeping to the left and Inner Hope Cove and Bolberry. Proceed for about half a mile and turn right signposted to Bolberry. On reaching the hamlet of Bolberry, turn left, signposted to Bolberry Down. Proceed over the cattle grid and follow the road round to the right. Ocean Reach will be found at the end of the lane.

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) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		