

Lilleby, Salcombe, Devon





A waterfront home of **exceptional quality** with far-reaching sea and estuary views.

Summary of accommodation

First Floor: Reception hall | Open plan kitchen, sitting and dining room | Sun terrace | Sitting room | Bedroom with freestanding bath | Separate WC
Integral garage

Ground Floor: Principal bedroom with en suite bathroom and steam room | Guest bedroom with en suite shower room | Two further bedrooms
Shower room | Sun terrace accessible from all bedrooms.

Lower Ground Floor: Gym/studio

Well stocked terraced gardens & woodland | Terraced patio areas| Provision for swim spa and hot tub | Private parking

Gross internal floor area: 4,128 square feet

Distances

Kingsbridge 6 miles, Totnes 19 miles (London Paddington from 2 hours 40 minutes), Exeter 46 miles
(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Sarah-Jane Bingham-Chick
01392 423111
sj.chick@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Hamish Humfrey
020 7861 1717
hamish.humfrey@knightfrank.com

Situation

In the heart of the picturesque South Hams region, Salcombe is an idyllic estuary town renowned for its rare blend of natural beauty and luxurious waterfront lifestyle. Famed for its temperate climate, lush countryside, and dramatic coastline, Salcombe is one of the UK's most sought-after waterfront locations, offering an unparalleled privacy/private setting for discerning homeowners.

The Salcombe Estuary is a haven for water enthusiasts, boasting numerous sandy beaches, hidden coves, and sheltered anchorages. It is an exceptional base for dinghy sailing, water sports, and scenic coastal walks. As a renowned yachting centre, Salcombe offers a perfect cruising base to explore the French coastline, the Channel Islands, and the enchanting harbours and creeks of the West Country.

A former fishing village, Salcombe has retained its charming character, with quaint streets lined with boutique shops, inviting pubs, and gourmet restaurants that cater to every taste. While the town offers all the amenities of a high-end destination, more extensive shopping opportunities are just 6 miles away in Kingsbridge.

Connectivity is excellent, with the A38 Devon Expressway located about 16 miles to the north, providing easy access to the M5 motorway at Exeter. Totnes, about 19 miles away offers a direct rail service to London Paddington, and Exeter Airport is expanding its range of UK and international flights.

Lilleby

Lilleby is a magnificent waterfront residence perched in a commanding position above South Sands Beach, offering unrivalled sea and estuary views that extend to East Portlemouth and along this breathtaking coastline. This remarkable property stands in one of the most desirable waterfront locations in the UK, and has undergone an exquisite transformation to achieve the pinnacle of luxurious coastal living.



Situated at the top of private Moulton Road, Lilleby offers a large private parking and turning area in front of the house, with additional parking available above. This ensures ample space for residents and guests, enhancing the convenience and exclusivity of this stunning home.

Upon entering, you are greeted by an impressive, modern front door featuring coded and fingerprint entry, setting the tone for the exquisite interior. The generous reception hall leads into a stunning open-plan kitchen, sitting, and dining area. Floor-to-ceiling glass walls at one end showcase breathtaking sea, estuary and coastline views, flooding the space with natural light and seamlessly connecting the indoors with the captivating surroundings. This area opens onto a spacious sun terrace, ideal for outdoor entertaining and soaking in the stunning vistas. The privacy provided by the surrounding trees enhances the tranquil setting without compromising the spectacular views.

On the other side of the entrance hall, a beautifully finished sitting room and a bedroom and bathroom offer immediate comfort. The lower-level features four additional bedrooms, each designed to the highest standard. The principal bedroom is a sanctuary of luxury, featuring enchanting night sky lighting and an outstanding en-suite bathroom with steam room. This elegant room opens onto a private sun terrace, also accessible from the other bedrooms, offering superb views from every angle, creating a perfect retreat for relaxation and rejuvenation.

Lilleby's expansive terraces provide ample space for outdoor entertaining, complete with provisions for a swim spa and a hot tub. Steps below the terraces lead down to a pathway that takes you directly to South Sands Beach, making it ideal for those seeking a true waterfront lifestyle. Enjoy the serene sounds of the sea, the fresh coastal air, and the unmatched beauty of this spectacular location.

Services

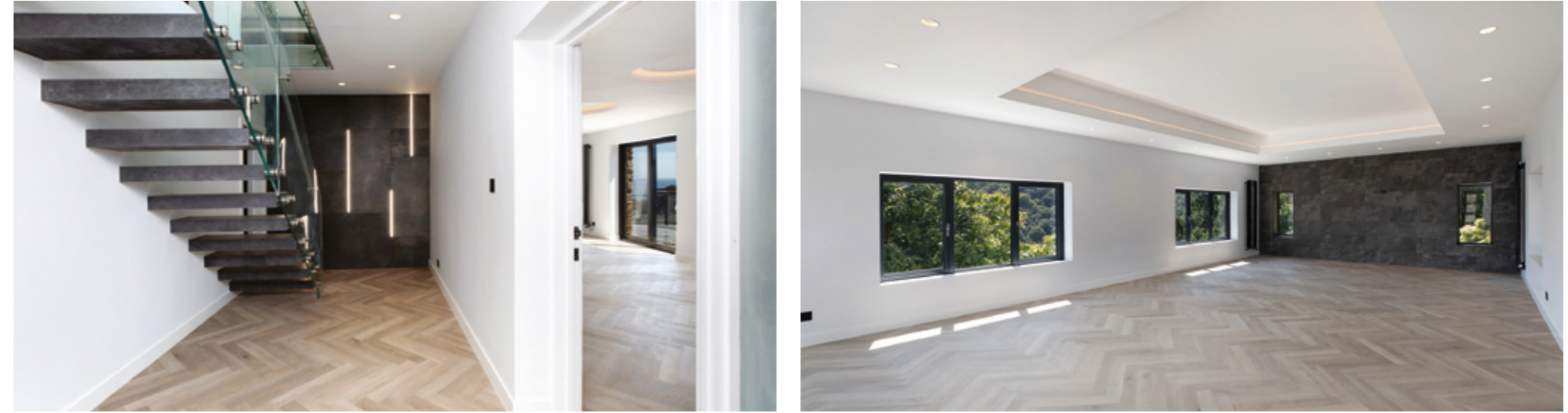
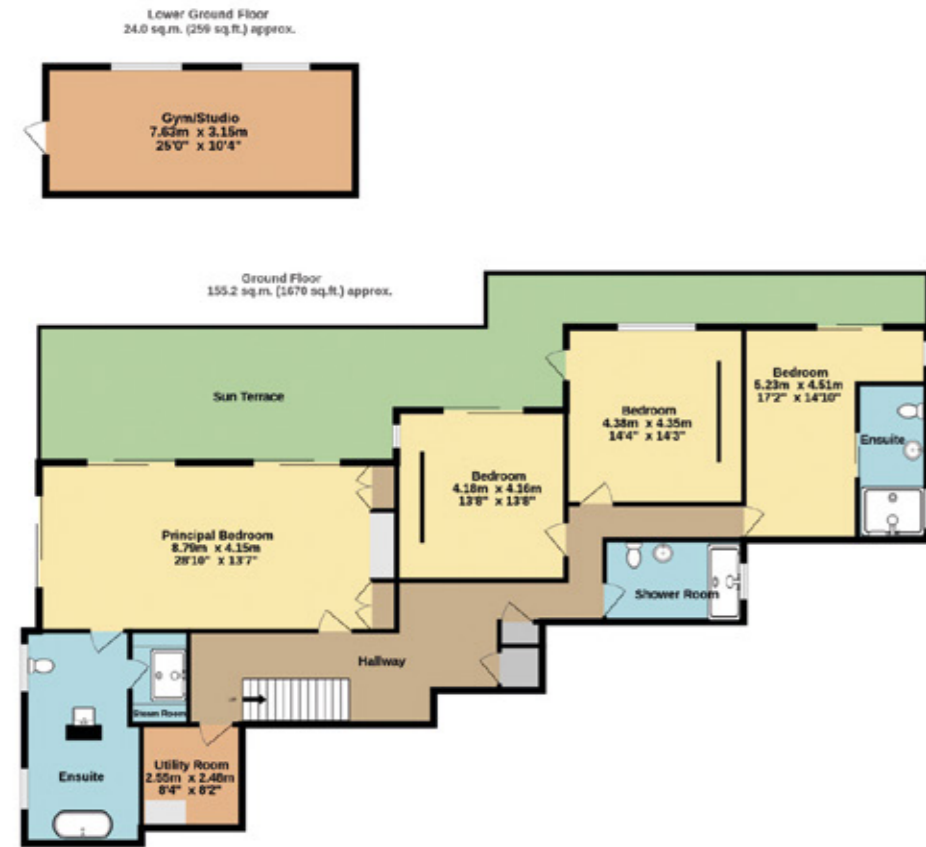
Mains electricity, water and drainage. Electric heating.

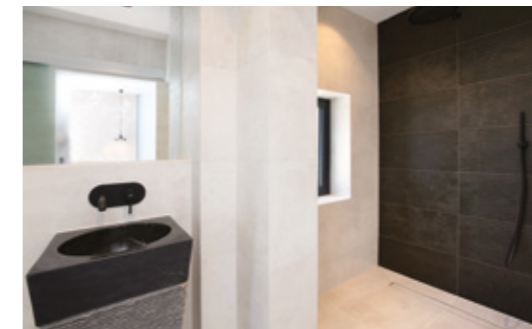


Approximate Gross Internal Floor Area
383.5 sq m (4128 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside





Directions

Postcode: TQ8 8LG

What3words: ///polices.rainbow.clean

Property information

Tenure: Freehold

Local Authority: South Hams District Council

Business Rates (please contact Knight Frank LLP for further information)

EPC Rating: E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.
 Particulars dated August 2024. Photographs and videos dated August 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

