



CHI

THE KRAAL  
SALCOMBE • TQ8 8AY





# THE KRAAL

## LOWER GROUND FLOOR

Kitchen/Dining Room

## GROUND FLOOR

Entrance Hallway | Bedroom 3 | Lounge

## FIRST FLOOR

Family Bathroom | Bedroom 1 | Bedroom 2

## EXTERNAL

Parking | Tiered Patio and Lawn Garden





## ‘A well proportioned 3 bedroom property in a central location’...

Nestled in the scenic surroundings of Salcombe, The Kraal is a charming mid-terrace house spread over three floors. The ground floor opens to a light and welcoming entrance hallway, leading to a spacious bedroom with natural light and a comfortable living room with large windows framing countryside and estuary views.

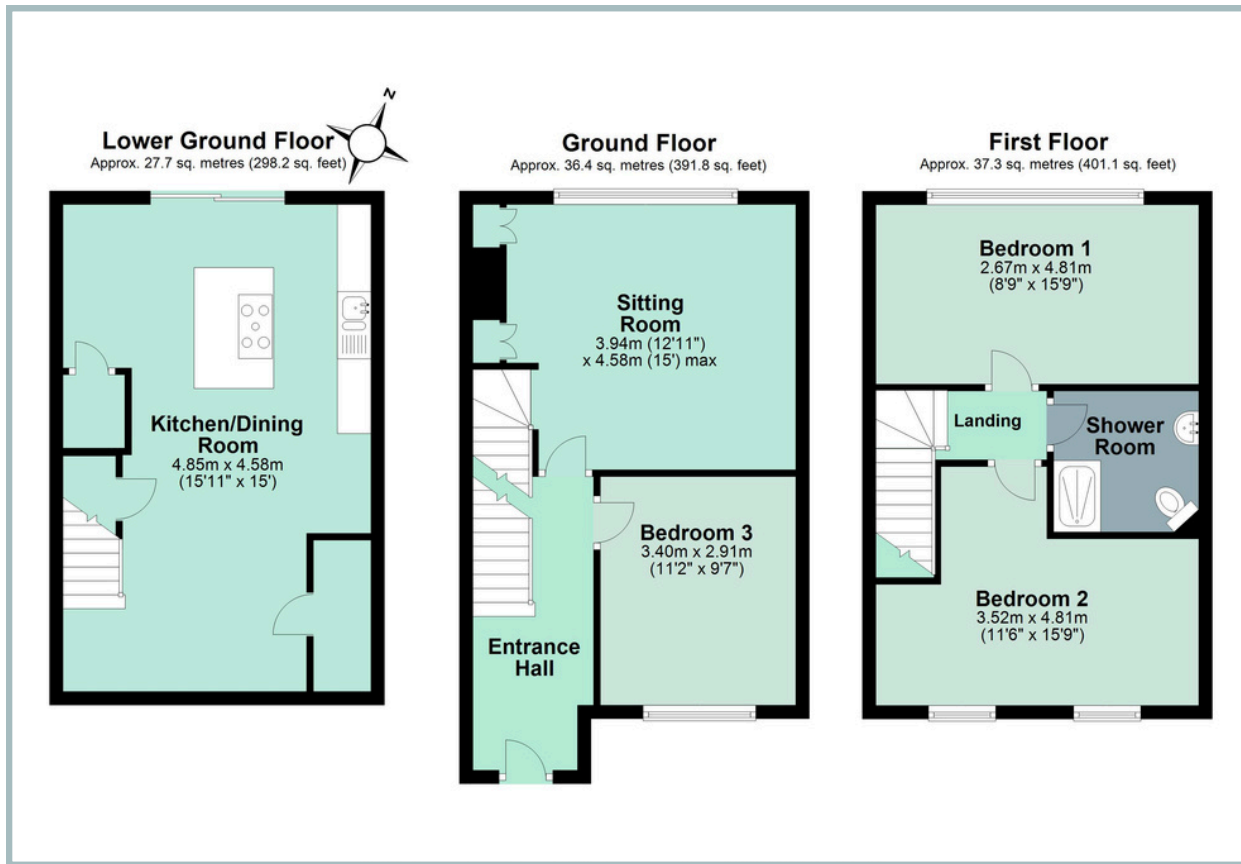
- Private off road parking for 1 / 2 cars
- Rural and water views
- Open plan kitchen dining room
- Landscaped garden
- Potential for garden room

The lower ground floor features a modern open-plan kitchen and dining area with built-in appliances, practical storage including an under-stairs cupboard and utility space, and sliding doors opening onto a private two-tier garden with a lawn and patio—ideal for entertaining. An allocated parking space is included, with additional on-street parking available on Raleigh Road.

On the first floor, two further bedrooms are bright and generously sized. The master bedroom enjoys the same striking views of the countryside and estuary as the living room. A contemporary tiled shower room completes the accommodation.



TOTAL APPROXIMATE AREA: 101.4 SQ M 1091 SQ FT



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Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

Services: Mains electricity, water, drainage. Gas central heating.

EPC: Current C (72) Potential B (85)

Viewings: Very strictly by appointment only

Location: The highly sought after Salcombe lies at the heart of the South Hams region, an 'Area of Outstanding Natural Beauty'. Renowned for its crystal clear turquoise waters along the estuary, a wonderful selection of local and independent shops, restaurants and public houses, boat parks, with slipways and mooring pontoons at Batson and Shadycombe Creeks. Local run events including the Salcombe Regatta, food and music festivals and the annual Crab festival. With its own microclimate, you could be anywhere in the world!

Directions: As you enter Salcombe follow the road and take a left onto Onslow Road. Take the next right turn onto St Dunstons Road and then left onto Raleigh Road. The property will be on your left just before the turning to Loring Road.

What Three Words: [///dorms.playful.formless](#)

Kingsbridge- 6.8 miles - Totnes 19.9 miles (Railway link to London Paddington) - Dartmouth 20.8 miles