

4 STONEHANGER COURT SALCOMBE



MARCHAND PETIT
COASTAL, TOWN & COUNTRY



4 STONEHANGER COURT

Stonehanger Court is a substantial property, converted some years ago into apartments and situated in a highly sought-after position approximately ten minutes' walk from the town centre. Perched in an enviable elevated setting with panoramic 180° views across Salcombe, the Kingsbridge Estuary and out to sea, this beautifully presented apartment offers coastal living at its finest. Large picture windows and sliding doors flood the interiors with natural light, ensuring the ever-changing waterscape is always an integral part of the living experience.

Accessed via a private entrance from the car park into a porch and bright entrance hall, the apartment opens into a wonderfully spacious sitting room with commanding views, a feature fireplace, and a large dining area, all enjoying the same stunning outlook through picture windows. Double patio doors lead onto a generous decked glass balcony, an exceptional outdoor space, ideal for relaxing or entertaining while taking in the bustle of the estuary and nearby beaches.

Opposite the sitting room is a modern, well-appointed kitchen, a shower room, and a bedroom currently arranged with bunk beds. The principal bedroom also benefits from sliding doors onto the balcony and shares the same spectacular outlook. To the other side of the apartment are two further large double bedrooms and a family bathroom.

Tastefully decorated in soft coastal tones throughout, the apartment offers a calm, light and welcoming atmosphere, complemented by well-maintained communal gardens, garage, and private parking. Situated within a sought-after development, the property enjoys both privacy and convenient access to the waterfront, local amenities and the charming town centre.

The beautiful estuary town of Salcombe is located in the heart of the South Devon region known as the South Hams, which is known for having an uncommonly temperate climate, verdant unspoilt countryside, hidden combs and a spectacular coastline. Arguably one of the most sought after waterfront locations in the UK, Salcombe is the perfect setting for this beautiful home. Once a thriving fishing village, Salcombe still retains much of its original charm and character. The property sits within the short distance of the town, with its many restaurants, local pubs and boutique shops. More extensive shopping and amenities are available in Kingsbridge. The Salcombe Estuary has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dingy sailing, water sports, boating and long walks along the beautiful coastline. Salcombe is also a famous yachting centre and provides a perfect cruising base from which to explore France, The Channel Islands and the beautiful harbours and creeks of the West Country.

Please note, lease restrictions prohibit holiday letting, although the apartment may be used as a second home.





KEY FEATURES

- Panoramic 180° estuary and sea views from all main rooms
- Large decked glass balcony
- Spacious sitting room with feature fireplace, large dining area, and patio doors to balcony
- Large windows maximising light and views throughout
- Four generous bedrooms, including principal with balcony access
- Shower room and separate family bathroom
- Private entrance from car park via porch and hallway
- Access to well-maintained communal gardens
- Garage and private parking
- Lease prohibits holiday letting (second home permitted)





PROPERTY DETAILS

Property Address

4 Stonehanger Court, Devon Road, Salcombe, Devon, TQ8 8HJ

Mileages

Malborough 2.5 miles, Kingsbridge 6 miles, Plymouth 24 miles,
A38 Devon Expressway 16 miles (distances are approximate)

Services

Mains electricity, gas, water, and drainage. Gas central heating.

EPC Rating

TBC

Council Tax Band

D

Tenure

Leasehold

Authority

South Hams District Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

On entering Salcombe via the A381 from Kingsbridge, continue past the first crossroads along Main Road, following it around the side of the hill. At the next junction, fork left into Devon Road and continue for approximately 400 yards. Just before the junction with Herbert Road, the entrance to Stonehanger Court is on the right-hand side.

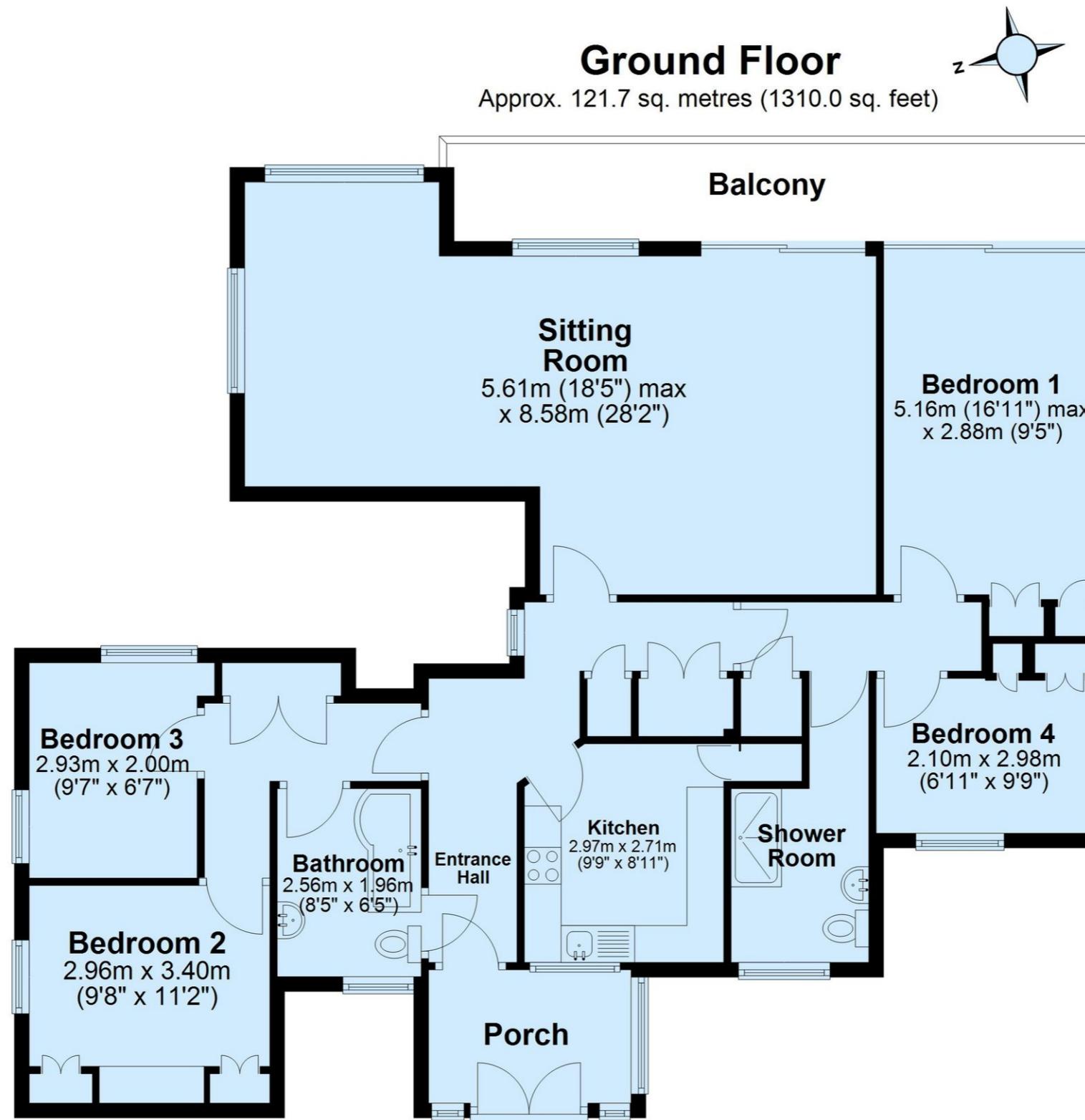
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Salcombe.
Tel: 01548 844473.



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. **MONEY LAUNDERING REGULATIONS** - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FLOOR PLAN





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590

Salcombe Office
01548 844473 | salcombe@marchandpetit.co.uk
24 Fore Street, Salcombe, TQ8 8ET

MARCHANDPETIT.CO.UK