



Sailmakers Cottage, Victoria Quay, Salcombe

Guide Price £1,000,000

HARRIET
GEORGE

Sailmakers Cottage

Victoria Quay, Salcombe

A charming Grade II Listed quayside cottage with constantly fascinating views of the harbour, easily managed garden and use of a private mooring.

Salcombe is one of the most sought after addresses on Devon's south coast and for good reason; the town is situated on the Kingsbridge and Salcombe Estuary, flanked by the glorious rolling countryside of the South Hams and is renowned for its micro climate which makes it an ideal place for year round living.

Salcombe offers two sandy beaches, North Sands and South Sands and a short boat trip across the water to East Portlemouth provides access to a long sandy beach with hidden coves backed by woodland and coastal paths.

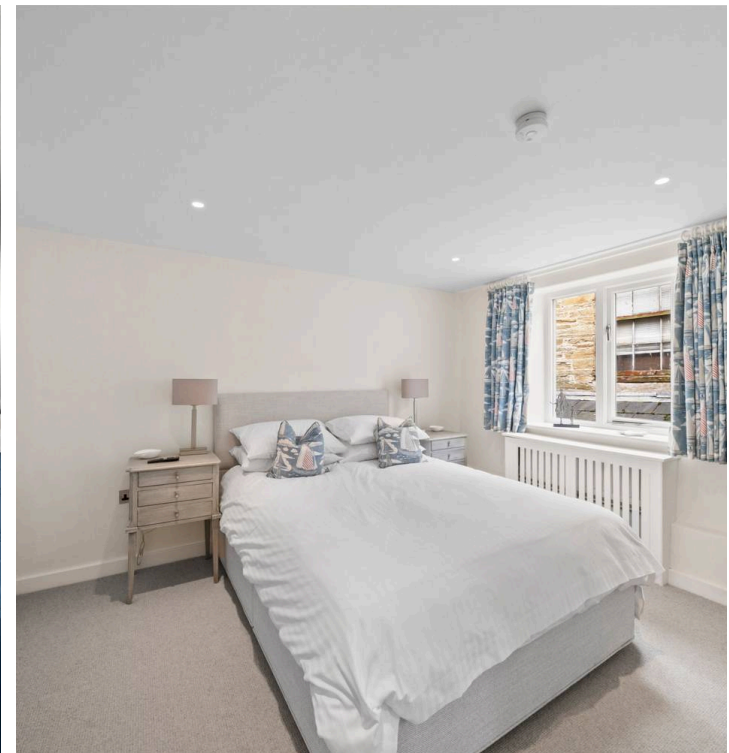
Sailmakers Cottage has a marvellous waterfront location in the very heart of the town with spellbinding views across the harbour.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



This charming stone cottage was converted out of part of an old boat store in the 1990's. In the last 4 years the current owners have extensively renovated the property creating a stylish and impressive home which is immaculately presented throughout.

The front door opens into the open plan kitchen dining living room which has a fitted kitchen with integrated appliances and range cooker. There is a practical tiled floor for seaside living and painted ceiling timbers add character. At the rear is a useful utility room with WC. An Oak staircase with glass balustrade leads up to the first floor where there are two en-suite bedrooms with fitted wardrobes. The 3rd double bedroom with en-suite shower room and eaves storage is on the top floor.

At the front of the cottage is a small garden enclosed by metal railings; a perfect area to sit and catch the morning and evening sun whilst watching all the activity. The property also has use of a mooring at the end of Custom Quay that is shared with two neighbouring properties.

Properties in this location are always popular for rental and income projections are available on request.

SERVICES

Mains water, drainage and electricity.

DIRECTIONS

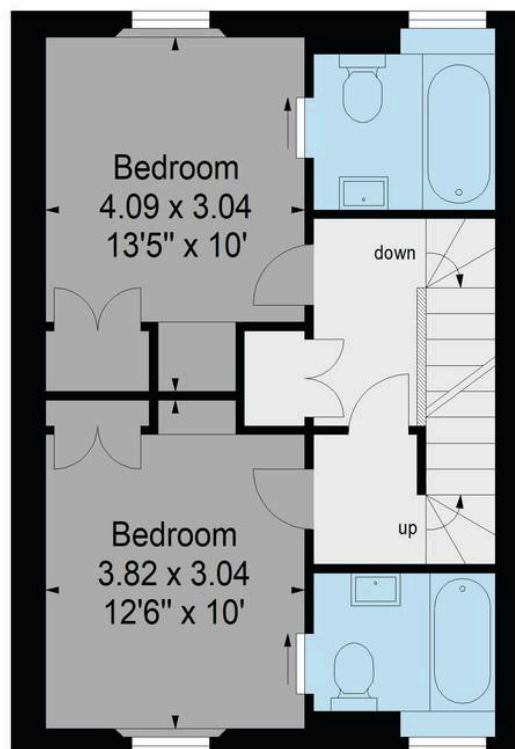
From Whitestrand car park walk along Fore Street passing the Kings Arms on your right. On reaching the Fortescue Inn bear right and then immediately after passing the pub turn left under the archway. The other side of the archway Sailmakers Cottage is the second cottage on the right hand side.



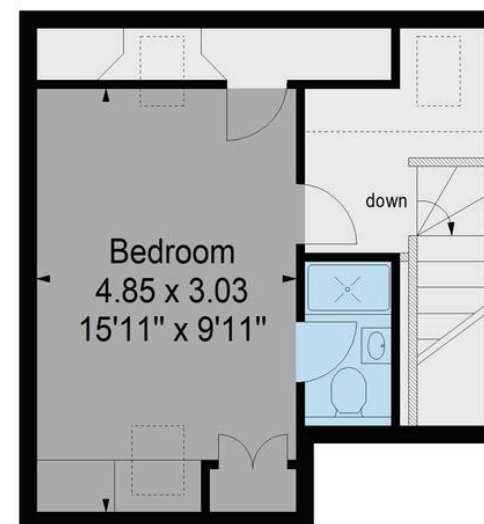
Approximate Gross Internal Area = 103.6 sqm / 1115 sq ft



Ground Floor



First Floor



Second Floor



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

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.