

22 GARA ROCK
EAST PORTLEMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



22 GARA ROCK

A Coastal Retreat with Panoramic Sea Views.

Perched high on the clifftops above East Portlemouth, Gara Rock is widely regarded as one of the most luxurious coastal destinations in South Devon. Surrounded by rolling countryside, dramatic cliff paths and uninterrupted views across the sparkling waters towards Salcombe, this exclusive setting offers an exceptional blend of tranquillity, natural beauty and five-star hotel amenities.

22 Gara Rock presents a rare opportunity to own a private residence within this prestigious hotel environment, combining the comfort of a beautifully designed home with access to the outstanding facilities Gara Rock is renowned for. Residents and guests can enjoy the indoor pool with floor-to-ceiling sea views, an outdoor pool overlooking the coastline during the warmer months, and a superb spa complete with sauna and jacuzzi — with prior agreement with the hotel.

Arranged over two floors with its own private entrance, the property offers light-filled, spacious accommodation throughout. On entering, a welcoming hallway leads to a ground floor bedroom (currently arranged as a single room) and a contemporary shower room. The hallway opens into an impressive open-plan living, dining and kitchen space, where wooden floors and modern finishes create a warm and inviting atmosphere. Large sliding patio doors frame spectacular sea and cliff path views and open onto a glass-fronted balcony, allowing the outside in on sunny days and providing a wonderful vantage point from which to enjoy the coastal panorama.

Upstairs, two further generous principal bedrooms provide comfortable and peaceful retreats. The main bedroom benefits from a charming balconette with space for seating, ideal for morning coffee or evening drinks while watching the light change over the sea. A well-appointed family bathroom serves both rooms.

Offered fully furnished, 22 Gara Rock is perfectly suited as a luxurious private coastal home, a holiday retreat, or an attractive holiday-letting investment in one of South Devon's most sought-after locations.

This is a unique chance to secure your own piece of the Gara Rock lifestyle, where breathtaking views, exceptional facilities and refined coastal living come together.

Just half a mile from East Portlemouth's sandy beaches and close to the dramatic coastline of Gara Rock and the nearby village of East Prawle, this location offers easy access to the sailing waters of Salcombe, which can be reached quickly and easily via a small passenger ferry that operates year-round (or by water taxi after 5:30 pm during the high season). There are many scenic walks nearby, and access to the estuary and sandy beaches is all close at hand. Salcombe offers numerous inns, restaurants, and shops, along with a variety of water sports and activities.





KEY FEATURES

- Prime clifftop position at prestigious Gara Rock with panoramic sea views towards Salcombe
- Private two-storey apartment with its own entrance and glass balcony overlooking the coast
- Spacious open-plan living, dining and kitchen area with large sliding doors and wooden floors
- Three bedrooms, including a principal room with a charming sea-view balconette
- Access to luxury hotel facilities: indoor & outdoor pools, spa, sauna and jacuzzi (with prior agreement)
- Offered fully furnished with excellent potential for holiday letting or private use





PROPERTY DETAILS

Property Address

22 Gara Rock, East Portlemouth, Salcombe, Devon, TQ8 8FA

Mileages

Salcombe via passenger ferry 1.5 miles, Kingsbridge 8 miles, A38 Devon Expressway 17 miles, Totnes 17 miles (distances are approximate)

Services

Mains electricity, gas, and water. Underfloor heating. Private sewage treatment on site.

EPC Rating

Current: C, Potential: C

Council Tax Band

N/A

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

From Kingsbridge take the A379 coastal road towards Dartmouth. After about three miles turn right in the village of Frogmore following the signposts for Prawle and East Portlemouth. Follow this road for about a mile and then turn left, signposted East Prawle. Follow this road through the hamlet of Ford and when it comes to a T-junction turn right signposted East Prawle/East Portlemouth. Follow this road for nearly 2 miles, and before entering the village of East Prawle, turn right signposted East Portlemouth. About a mile and half down this road turn left, signposted Rickham/Gara Rock.

Viewing

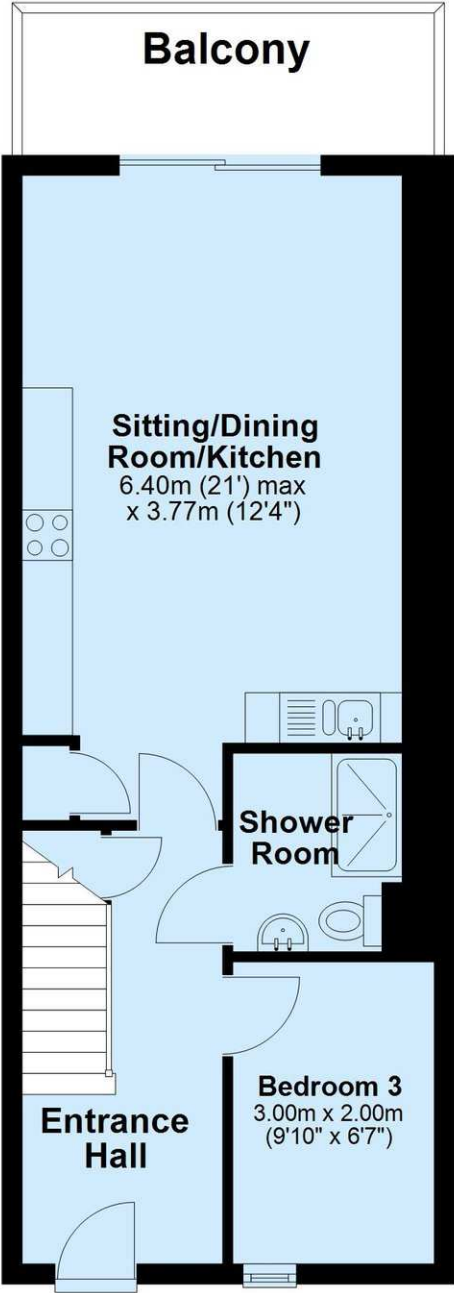
Strictly by appointment with the sole agents, Marchand Petit, Salcombe. Tel: 01548 844473.



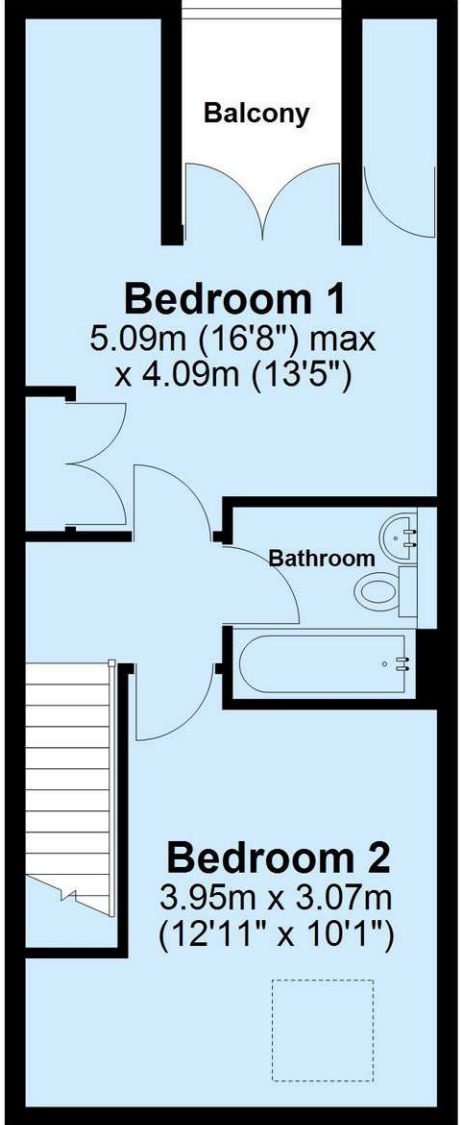
IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation 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


Ground Floor
Approx. 41.7 sq. metres (448.4 sq. feet)



First Floor
Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 81.4 sq. metres (876.0 sq. feet)



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street, Salcombe, TQ8 8ET

MARCHANDPETIT.CO.UK

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