

8 VICTORIA QUAY SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



8 VICTORIA QUAY

Occupying a truly enviable frontline position on the iconic waterfront of Victoria Quay, this charming Grade II listed terraced home presents a rare opportunity to acquire one of Salcombe's most sought-after quay-side properties.

Enjoying uninterrupted, panoramic views across the waters of the Salcombe Estuary toward the sandy shores of East Portlemouth, the outlook is truly unrivalled. From the terrace and principal rooms, watch the comings and goings of boats in the harbour, including the distinctive Salcombe lifeboat moored nearby — a scene that perfectly captures the maritime heritage of this exceptional setting. The property sits just moments from one of the most scenic crabbing spots along the quay, while remaining only a short, level stroll from the heart of Salcombe town with its renowned pubs, independent boutiques and waterfront cafés.

Entering through the front patio garden with wonderful space for outdoor dining and watching the world go by. The accommodation is arranged over two floors and retains a wealth of character features. The ground floor offers a welcoming sitting room to the front, complete with feature stone fireplace and captivating water views. To the rear lies a spacious kitchen/dining room, perfectly positioned for family living and entertaining, with access to a useful outside utility room and shower room behind the property.

A central staircase rises to the first floor where three bedrooms are arranged. The principal bedroom enjoys a front-facing sash window framing picturesque estuary views. A Jack and Jill style bathroom serves the principal and two further bedrooms, currently arranged to provide flexible sleeping accommodation including a double and bunk beds — ideal for visiting family and guests.

Rich in period charm and characterful features, 8 Victoria Quay presents a wonderful opportunity for incoming owners to create a superb coastal retreat in the heart of Salcombe.

Although not previously operated as a holiday let, rental projections are available upon request, presenting exciting lifestyle and investment possibilities in this iconic Salcombe location.

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.





KEY FEATURES

- Rare opportunity for a unique location
- Level walk to Salcombe shops and amenities
- Waterfront patio garden
- Ideal holiday let/lock up and leave
- Stunning water views
- Outside utility and bathroom





PROPERTY DETAILS

Property Address

8 Victoria Quay, Salcombe, Devon, TQ8 8DB

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.

EPC Rating

Current: 52, Potential: 76

Council Tax Band

G

Tenure

Freehold

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 our office in the centre of Salcombe, head along Fore Street, and past the Kings Arms. When you reach the Fortescue Inn, take a right. Then almost straight away, turn left under the archway and follow the footpath to Victoria Quay. You'll find No. 8 on the left-hand side.

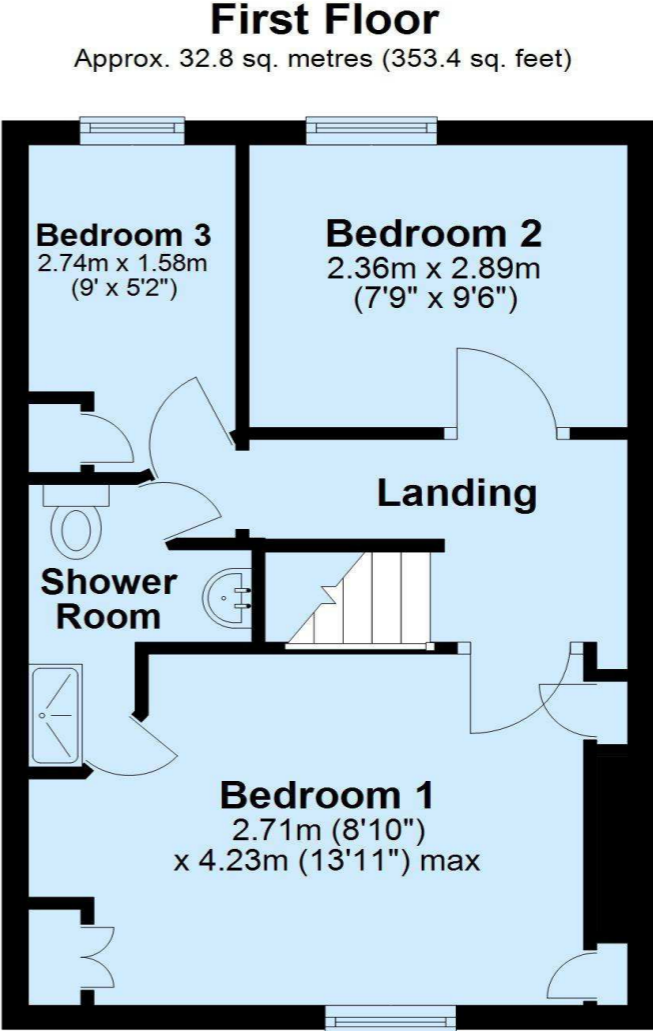
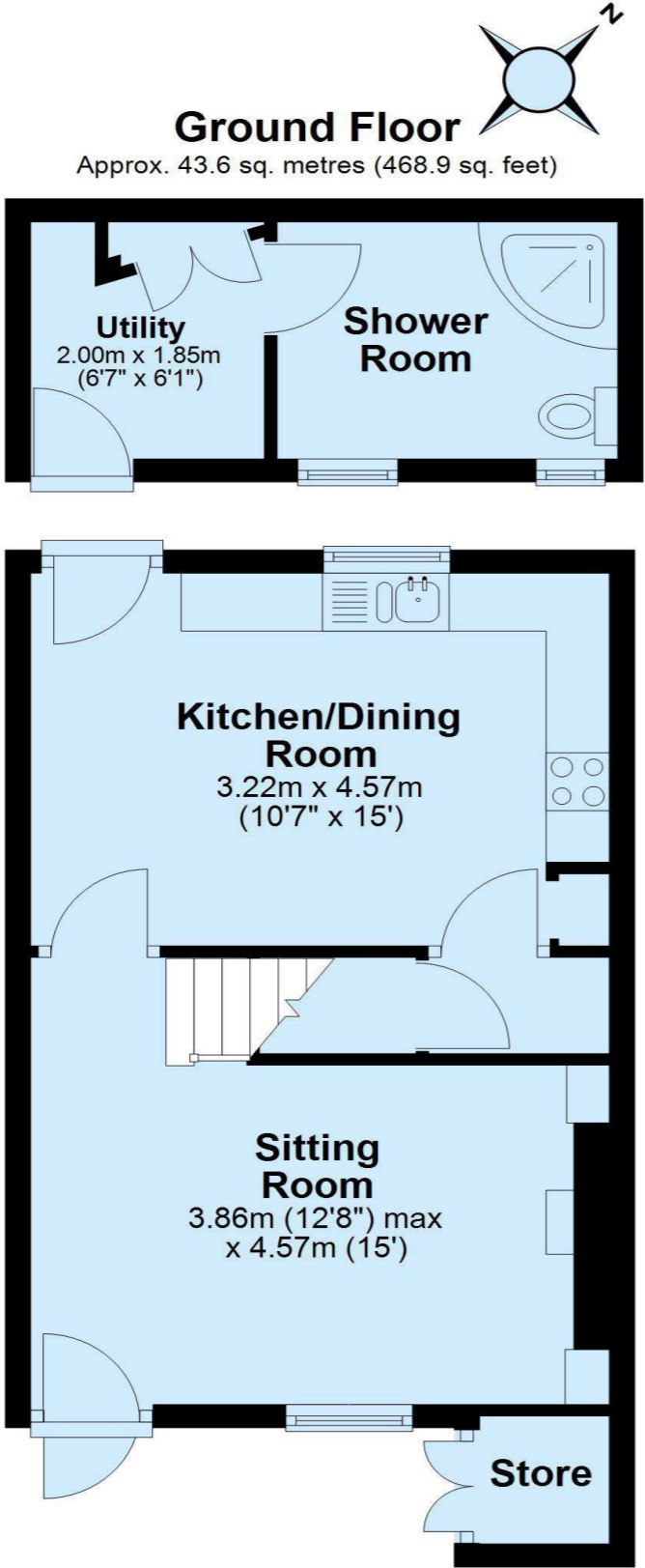
Viewing

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



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FLOOR PLAN



Total area: approx. 76.4 sq. metres (822.3 sq. feet)



MARCHAND PETIT

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