

# 6 MOULTHAVEN SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



## 6 MOULTHAVEN

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Moulthaven enjoys an exceptional and idyllic setting, surrounded by beautifully maintained grounds and perfectly positioned between South Sands and North Sands beaches. Apartment 6 is a stunning lower ground-floor residence within this exclusive development, one of just six apartments, offering direct access to private terraces with breathtaking water views, as well as the communal gardens beyond.

The property is approached via a private stone driveway leading to an impressive and attractive building. A communal entrance, through striking timber double doors, opens into a spacious and welcoming lobby. From here, lift access leads directly to the lower ground floor, where Apartment 6 is privately situated. The apartment's front door opens into a generous entrance hall, immediately setting the tone for the light-filled interiors and high-quality finish throughout.

From the hallway, you are drawn into the heart of the home: a beautifully designed open-plan kitchen, dining, and living area. With triple-aspect windows and doors, this remarkable space perfectly frames uninterrupted sea views. Whether cooking in the well-appointed kitchen, dining, or simply relaxing, the ever-changing coastal scenery can be enjoyed through the large picture window. Doors open directly onto the terrace and communal grounds, creating a seamless indoor-outdoor living experience that defines this luxurious apartment.

The property offers three well-proportioned bedrooms, each benefiting from a bright and welcoming ambience, along with built-in storage for added practicality. Bedrooms two and three share a stylish bathroom with a separate shower, while bedroom two also enjoys direct access to a large private terrace within a walled garden.

The principal bedroom is particularly special, boasting the same stunning water views as the living space, with large patio doors opening directly onto the terrace, an ideal spot for morning coffee or entertaining. This room is further enhanced by a spacious en-suite, complete with both a bath and separate shower. A separate WC serves the remainder of the apartment.

Externally, the apartment boasts its own private terraces. The front terrace offers a perfect coastal retreat with spectacular views and access to the beautifully maintained communal gardens, while an additional large terrace sits within a walled garden, bordered by bedrooms two and three and the kitchen. The property also benefits from allocated parking for two vehicles, further enhancing its appeal.

Set in a glorious Salcombe setting, this property combines breathtaking views with generous accommodation, creating a truly exceptional coastal retreat.

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.





## KEY FEATURES

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- Spectacular 3-bedroom apartment
- Stunning water views
- Private terraces
- Outstanding location midway between North Sands and South Sands beaches
- Beautiful communal grounds
- Allocated parking for 2 vehicles
- A perfect lock-up-and-leave property





# PROPERTY DETAILS

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## Property Address

Apartment 6, Moulthaven, Salcombe, Devon, TQ8 8LF

## Mileages

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

## Services

Mains electricity, water, and drainage. Electric underfloor heating.

## EPC Rating

Current: 77, Potential: 77

## Council Tax Band

N/A

## Tenure

Leasehold with Share of 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 the centre of Salcombe, follow Cliff Road, passing the Salcombe Harbour Hotel. At the fork, bear left to remain on Cliff Road and continue past North Sands. Proceed uphill towards South Sands and, at the brow of the hill, turn right onto Moulth Hill, where the entrance to Moulthaven will be found on the right-hand side.

## Viewing

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

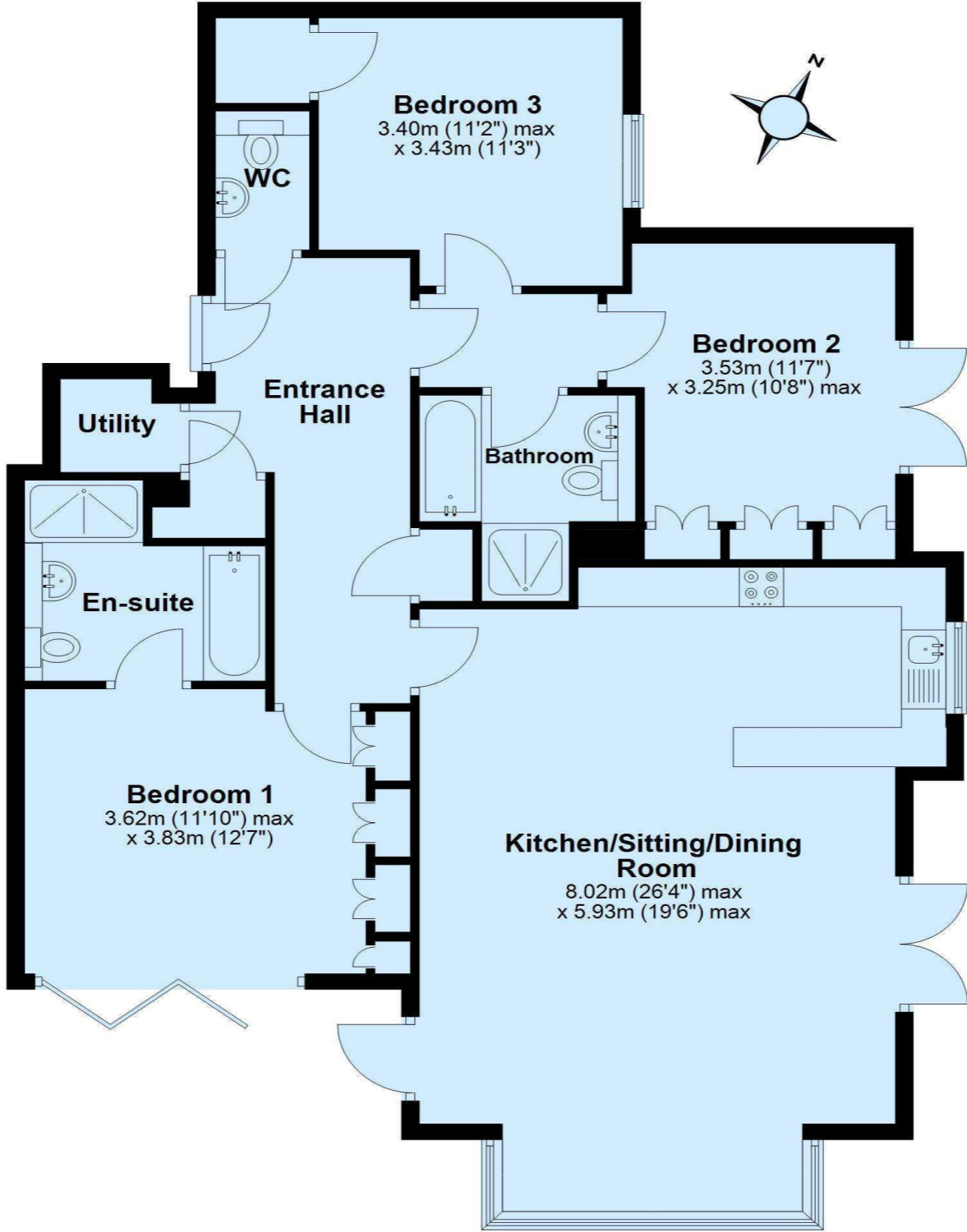


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# FLOOR PLAN

## Ground Floor

Approx. 115.1 sq. metres (1239.2 sq. feet)



Total area: approx. 115.1 sq. metres (1239.2 sq. feet)



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