

HIGH HOUSE SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



HIGH HOUSE

A Contemporary Masterpiece with Panoramic Estuary Views

Perched in an elevated position, High House offers a rare opportunity to experience luxury coastal living at its finest. With far-reaching, panoramic views across Salcombe, the estuary, Snapes Point, and South Pool Creek, this striking contemporary residence has been thoughtfully designed to maximise light, space, and outlook.

Main Living Space

The heart of the home is a breathtaking open-plan living area with dramatic vaulted ceilings and floor-to-ceiling glazing along the entire eastern elevation. This exceptional space combines a state-of-the-art kitchen, generous dining area, and stylish sitting room, all framed by uninterrupted estuary views. Remote-controlled blinds provide instant privacy when desired, while multiple sets of doors open directly onto a vast Millboard-decked balcony complete with sit-up bar — perfect for sun-soaked entertaining and al fresco dining.

The bespoke kitchen is fitted with premium appliances, including Miele ovens and dishwasher, a Fisher & Paykel double fridge-freezer, a Quooker hot tap, and a six-zone induction hob set into a striking central island. A Lutron lighting system enhances the atmosphere, while a wood-burning stove and smart TV ensure year-round comfort.

A practical cloakroom and heated coat cupboard complete the ground floor living space, adding to the overall comfort and functionality of the home.

Lower Level

A wide hallway leads to four beautifully appointed bedrooms, each with floor-to-ceiling glass doors opening directly onto the lower terrace and landscaped garden. The principal suite features a king-size bedroom with an indulgent en suite bathroom, complete with a double shower with sauna function, freestanding bath, twin basins, and WC. The guest suite offers a super-king bedroom with its own en suite shower room, while bedrooms three and four — one super-king and one twin — share a generous Jack & Jill bathroom with a bath, separate shower, twin basins, and WC.

Leisure & Lifestyle

High House has been curated for both relaxation and entertainment. A dedicated cinema room features an 85-inch smart TV, immersive sound system, a vast U-shaped sofa, and a bespoke bar area with seating for eight and a wine fridge — ideal for evenings of entertaining. A private gym is also included, currently equipped with a rowing machine, spinning bike, and Pro Ski simulator.

The lower ground floor is completed by a laundry room, study, boiler room, store room, and snug with its own access, providing practical convenience and flexibility.

Outdoor Living

From sunrise to sunset, the terraces and gardens make the most of the spectacular estuary setting. Expansive decking, landscaped grounds, and seamless indoor-outdoor flow create the ultimate backdrop for luxurious coastal living.

Investment & Lifestyle Opportunity

Currently run as a highly successful holiday let with a local agency, High House offers buyers the flexibility of acquiring a thriving business investment or securing a magnificent permanent residence or second home in one of the South West's most sought-after locations.



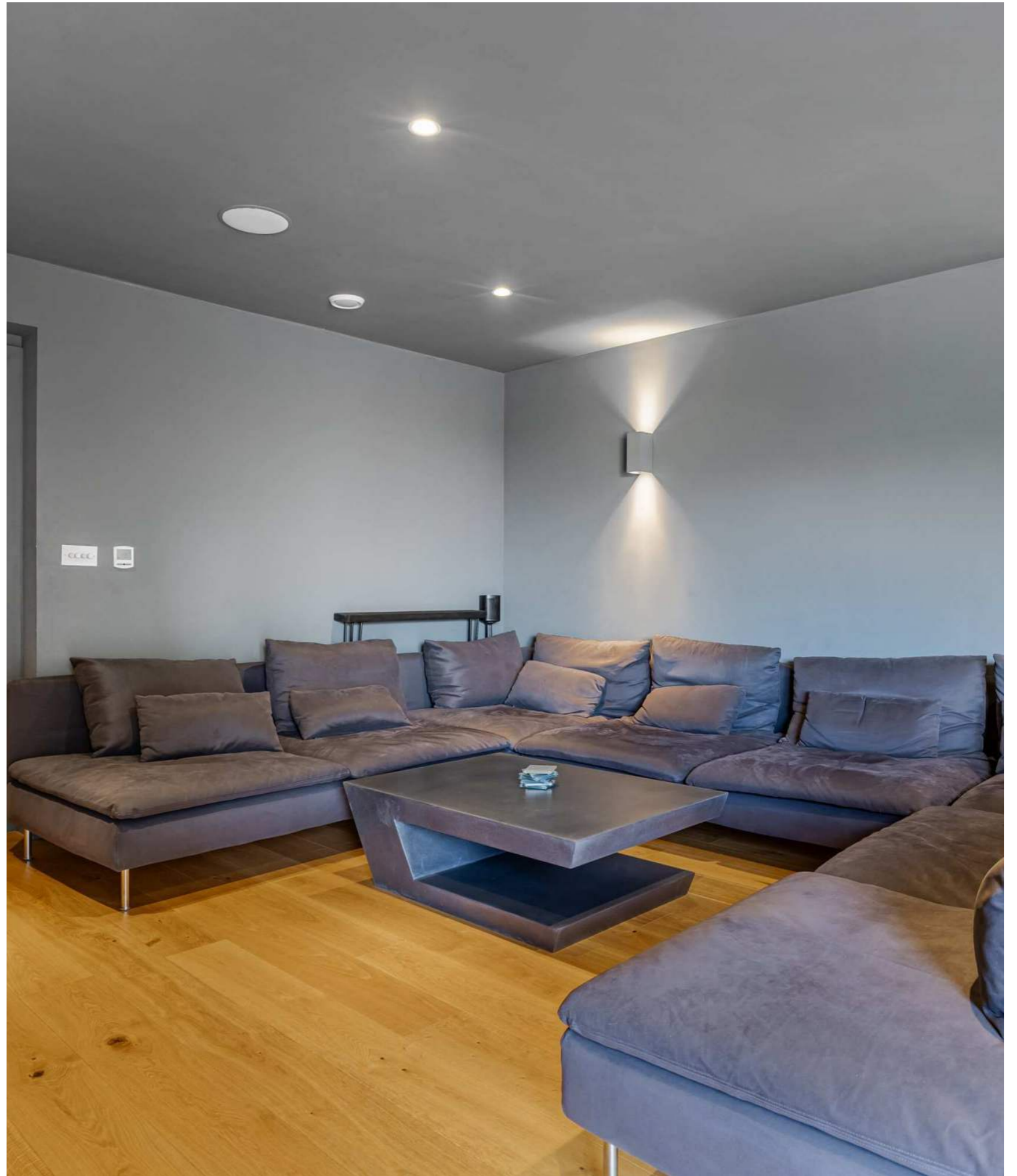




KEY FEATURES

- Panoramic views over Salcombe and out across the estuary
- Very high specification throughout
- Spectacular open plan living with wonderful water views
- 4 Double bedrooms
- Beautifully appointed 3 bathrooms/shower rooms
- Games room and gym
- Wide sun terraces and lawn garden
- Ample parking
- Heat Recovery System resulting in reduced energy bills and Solar Panels
- Potential to build double garage subject to planning permission









PROPERTY DETAILS

Property Address

High House, Frobisher Lane, Salcombe, Devon, TQ8 8AQ

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. Gas central heating.
Heat recovery system. Solar panels.

EPC Rating

Current: D, Potential: C

Council Tax Band

G

Tenure

Freehold

Authority

South Hams District Council

Fixtures & Fittings

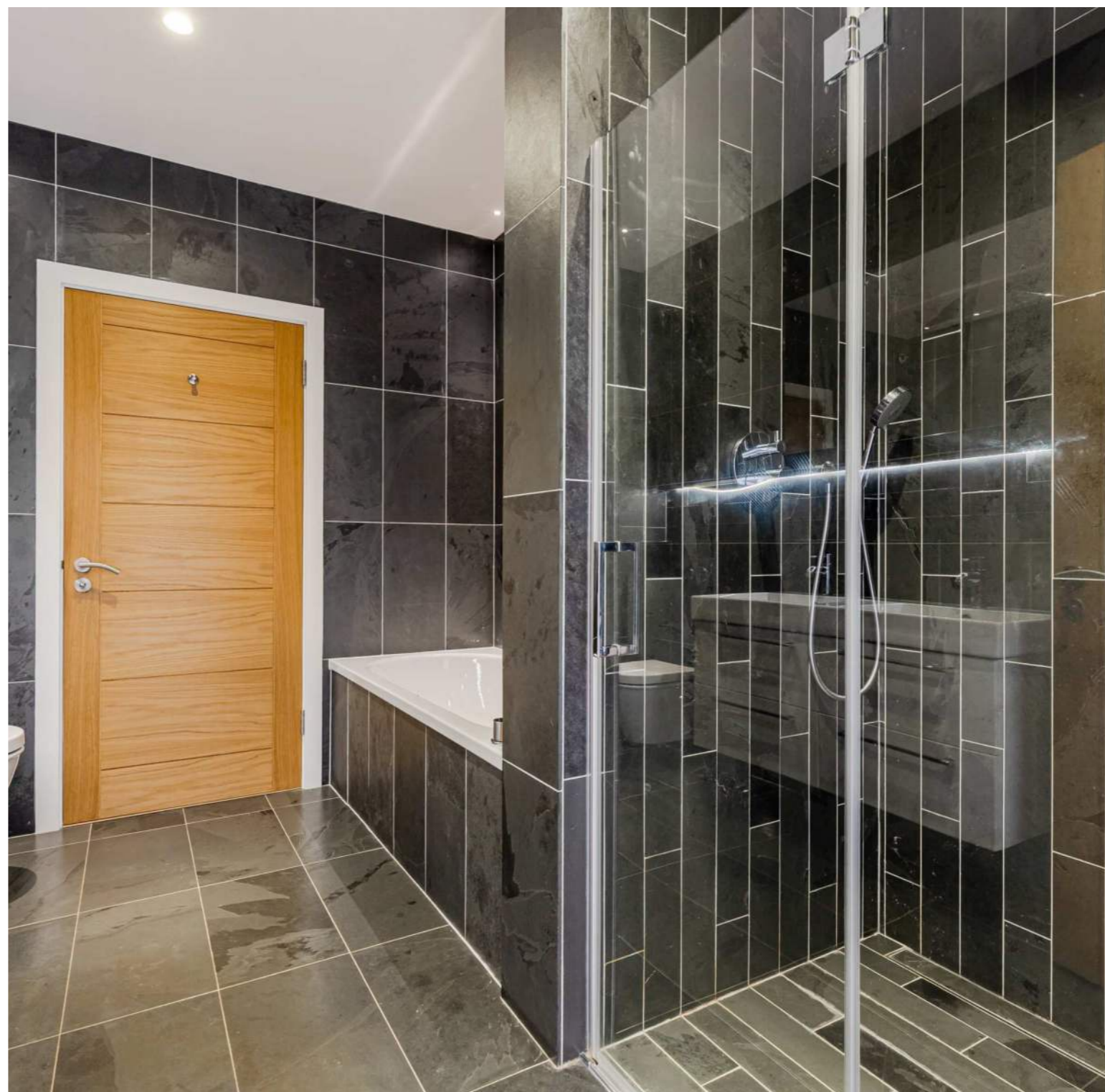
To be discussed by separate negotiation.

Directions

From Kingsbridge, take the A381 to Salcombe. Turn left onto Onslow Road.
Shortly after passing the entrance to the primary school, turn left onto Frobisher
Lane. High House is the first property on the right.

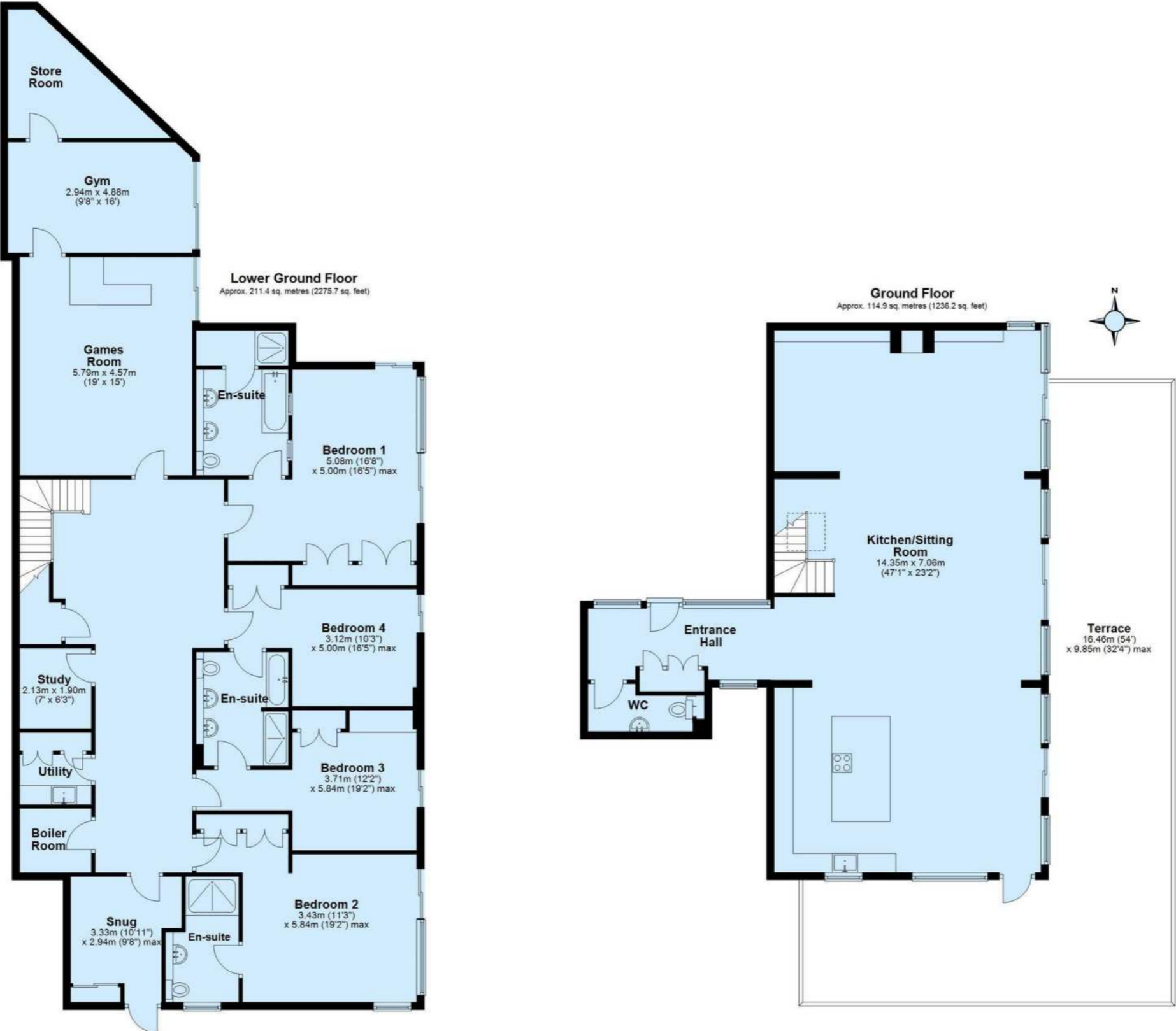
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Salcombe.
24 Fore Street, Salcombe, TQ8 8ET
Tel: 01548 844473.



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FLOOR PLAN



Total area: approx. 326.3 sq. metres (3512.0 sq. feet)





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Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

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01752 873311

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