







A beautifully presented house on Sandhills Road in a wonderful location with sea views, pretty gardens, two garages and parking, within walking distance of North Sands Beach and the town



- **Lovely sea views**
- **Modernised house**
- **Open-plan living**
- **South facing terrace**
- **Studio room**
- **Beautifully presented**
- **Pretty gardens**
- **Two garages**
- **Parking**
- **Walk to North Sands**

The Palms

Sandhills Road, Salcombe, TQ8 8JP

The Palms is approached from the highly sought after Sandhills Road via a gated driveway, leading past a generous parking area and two adjoining garages to the entrance, discreetly positioned at the rear of the property. Enjoying a desirable south-westerly aspect, the house benefits from an abundance of natural light throughout the day, while commanding delightful sea views. Extensively refurbished and thoughtfully extended in 2018, the property now offers an exceptional family home combining contemporary comfort with stunning design.

This cleverly designed upside-down home has been created to maximise the stunning coastal outlook. With impressive first-floor living space, the open-plan layout is flooded with natural light from a large bay window within the dining area, a Juliet balcony, and a striking feature radius window in the sitting room. From here, glorious views stretch across the gardens towards the sea, creating a truly special setting. The beautifully appointed kitchen is fitted with Shaker-style oak units complemented by elegant marble worktops and a comprehensive range of integrated appliances. The ground floor provides well-proportioned family bedroom accommodation including a studio room - a unique seven-sided room added as part of the 2018 extension.

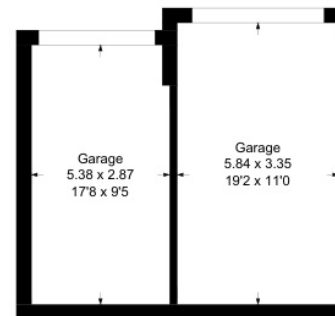
Outside, the beautifully maintained gardens are a particular highlight of The Palms. Designed to be both attractive and manageable with a generous south facing stone terrace enjoying wonderful sea views.



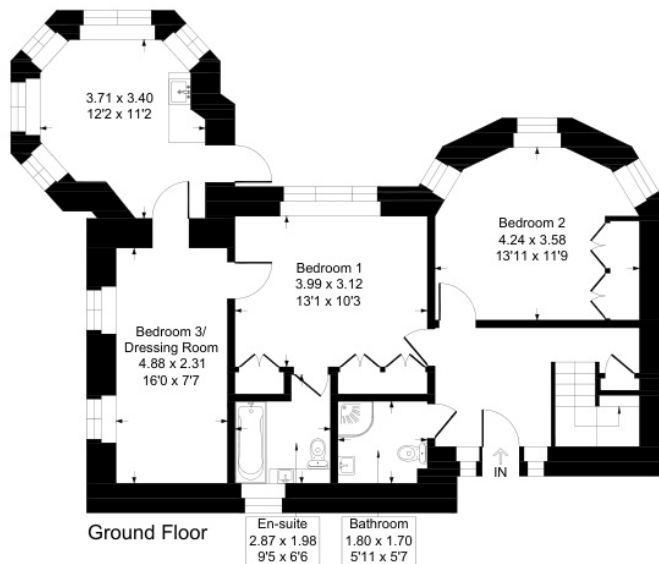
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The Palms, Sandhills Road, Salcombe, TQ8 8JP

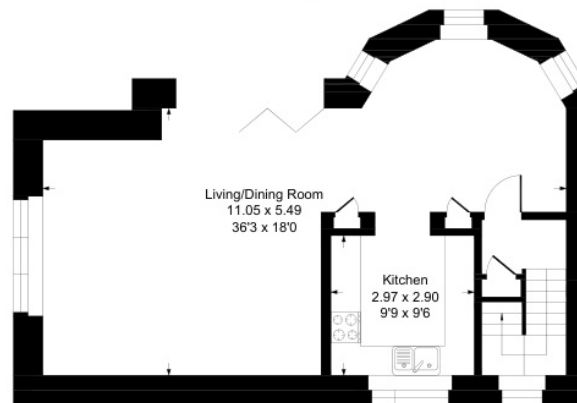
Approximate Gross Internal Floor Area = 134.3 sq m / 1447 sq ft
 Garage Area = 35.8 sq m / 386 sq ft
 Total Area = 170.1 sq m / 1833 sq ft



Garage



Ground Floor



First Floor

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



SERVICES

Mains electric, water, gas and drainage. Gas-fired central heating.

COUNCIL TAX BAND F

EPC RATING D

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Salcombe TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 857 474.

DIRECTIONS [///digits.spoke.statement](http://digits.spoke.statement)

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