

VILLA 10, ESTURA  
CLIFF ROAD



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



## VILLA 10, ESTURA

---

Villa 10, Estura forms part of a landmark development of ten luxury villas in one of Salcombe's most beautiful and exclusive waterside locations. Every aspect of the design and specification reflects its outstanding setting, with meticulous attention to detail throughout.

The villa enjoys breathtaking views: directly across the water lie East Portlemouth's stunning sandy beaches, with panoramic vistas stretching southwest towards the open sea and northwards along the tranquil tidal estuary. The extensive harbour, stretching six kilometres inland, provides an exceptional haven for boating and yachting enthusiasts. Residents at Estura also benefit from access to a private slipway, and unallocated parking.

The property is arranged over four floors, each enjoying captivating coastal and estuary views. The entrance to the villa is located on the first floor, opening into a spacious hallway. This level includes two generous double bedrooms, both with en-suites, one of which features a picture window overlooking the water, an idyllic spot to watch the harbour activity.

Stairs lead down to the ground floor, where you will find a well-equipped utility room, a further double bedroom with en-suite and water views, and a versatile additional room that could serve as a bedroom, cinema room, games room or gym. All bedrooms are fitted with built-in wardrobes.

The second floor showcases a spectacular open-plan kitchen, dining and living space, seamlessly flowing out to a decked balcony positioned directly above the water, with uninterrupted views across the estuary to East Portlemouth's beaches. This standout space is perfect for entertaining or unwinding while taking in the scenery. Finished with engineered oak flooring, the area features a contemporary designed kitchen including integrated appliances and a Dornbracht boiling-water tap.

Stairs lead up to the top floor, where the impressive master suite occupies the entirety of the level. A striking apex window frames the panoramic estuary view, creating a serene and luxurious retreat. The suite includes a walk-in wardrobe and a beautifully appointed en-suite shower room.

Offering generous accommodation, unrivalled waterfront views and an exceptional location, Villa 10, Estura presents a truly rare opportunity to experience luxury coastal living at its finest. Carefully considered interior design and high-quality specifications result in a home of elegance, style and effortless sophistication.

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.







## KEY FEATURES

---

- Stunning waterfront location
- 5 Bedrooms
- 5 Bathrooms/shower rooms (4 en-suite)
- High specification throughout
- Balcony with decking
- Luxurious living
- Magnificent estuary and water views
- Close to Salcombe town centre
- Access to private slipway
- Unallocated parking









# PROPERTY DETAILS

---

## Property Address

Villa 10, Estura, Cliff Road, Salcombe, Devon, TQ8 8GY

## Mileages

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

## Services

Mains electricity, water, gas and drainage. Gas central heating. Underfloor heating.

## EPC Rating

Current: C Potential: C

## Council Tax Band

H

## Tenure

Leasehold. 999 years from 03/04/2012 (985 remaining)

## 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

As you approach Salcombe from Kingsbridge via the A381, continue past the first crossroads along Main Road. Follow the road as it curves around the hillside, and at the next junction, keep straight on into Bennett Road, do not fork right into Devon Road. Continue down the hill, and you will find the Salcombe Harbour Hotel on the right, with the villas and apartments located on the waterfront below.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Salcombe.

Tel: 01548 844473.S



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



Total area: approx. 237.8 sq. metres (2559.6 sq. feet)





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Salcombe Office

01548 844473 | [salcombe@marchandpetit.co.uk](mailto:salcombe@marchandpetit.co.uk)

[MARCHANDPETIT.CO.UK](http://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