

22 GARA ROCK  
EAST PORTLEMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY







## 22 GARA ROCK

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A Coastal Retreat with Panoramic Sea Views.

Perched high on the clifftops above East Portlemouth, Gara Rock is widely regarded as one of the most luxurious coastal destinations in South Devon. Surrounded by rolling countryside, dramatic cliff paths and uninterrupted views across the sparkling waters towards Salcombe, this exclusive setting offers an exceptional blend of tranquillity, natural beauty and five-star hotel amenities.

22 Gara Rock presents a rare opportunity to own a private residence within this prestigious hotel environment, combining the comfort of a beautifully designed home with access to the outstanding facilities Gara Rock is renowned for. Residents and guests can enjoy the indoor pool with floor-to-ceiling sea views, an outdoor pool overlooking the coastline during the warmer months, and a superb spa complete with sauna and jacuzzi — perfect for unwinding while taking in the coastal scenery.

Arranged over two floors with its own private entrance, the property offers light-filled, spacious accommodation throughout. On entering, a welcoming hallway leads to a ground floor bedroom (currently arranged as a single room) and a contemporary shower room. The hallway opens into an impressive open-plan living, dining and kitchen space, where wooden floors and modern finishes create a warm and inviting atmosphere. Large sliding patio doors frame spectacular sea and cliff path views and open onto a glass-fronted balcony, allowing the outside in on sunny days and providing a wonderful vantage point from which to enjoy the coastal panorama.

Upstairs, two further generous principal bedrooms provide comfortable and peaceful retreats. The main bedroom benefits from a charming balconette with space for seating, ideal for morning coffee or evening drinks while watching the light change over the sea. A well-appointed family bathroom serves both rooms.

Offered fully furnished, 22 Gara Rock is perfectly suited as a luxurious private coastal home, a holiday retreat, or an attractive holiday-letting investment in one of South Devon's most sought-after locations.

This is a unique chance to secure your own piece of the Gara Rock lifestyle, where breathtaking views, exceptional facilities and refined coastal living come together.

Just half a mile from East Portlemouth's sandy beaches and close to the dramatic coastline of Gara Rock and the nearby village of East Prawle, this location offers easy access to the sailing waters of Salcombe, which can be reached quickly and easily via a small passenger ferry that operates year-round (or by water taxi after 5:30 pm during the high season). There are many scenic walks nearby, and access to the estuary and sandy beaches is all close at hand. Salcombe offers numerous inns, restaurants, and shops, along with a variety of water sports and activities.







## KEY FEATURES

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- Prime clifftop position at prestigious Gara Rock with panoramic sea views towards Salcombe
- Private two-storey apartment with its own entrance and glass balcony overlooking the coast
- Spacious open-plan living, dining and kitchen area with large sliding doors and wooden floors
- Three bedrooms, including a principal room with a charming sea-view balconette
- Access to luxury hotel facilities: indoor & outdoor pools, spa, sauna and jacuzzi
- Offered fully furnished with excellent potential for holiday letting or private use









# PROPERTY DETAILS

## Property Address

22 Gara Rock, East Portlemouth, Salcombe, Devon, TQ8 8FA

## Mileages

Salcombe via passenger ferry 1.5 miles, Kingsbridge 8 miles, A38 Devon Expressway 17 miles, Totnes 17 miles (distances are approximate)

## Services

Mains electricity, gas, and water. Underfloor heating. Private sewage treatment on site.

## EPC Rating

Current: C, Potential: C

## Council Tax Band

N/A

## Tenure

Leasehold

## 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 Kingsbridge take the A379 coastal road towards Dartmouth. After about three miles turn right in the village of Frogmore following the signposts for Prawle and East Portlemouth. Follow this road for about a mile and then turn left, signposted East Prawle. Follow this road through the hamlet of Ford and when it comes to a T-junction turn right signposted East Prawle/East Portlemouth. Follow this road for nearly 2 miles, and before entering the village of East Prawle, turn right signposted East Portlemouth. About a mile and half down this road turn left, signposted Rickham/Gara Rock.

## Viewing


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



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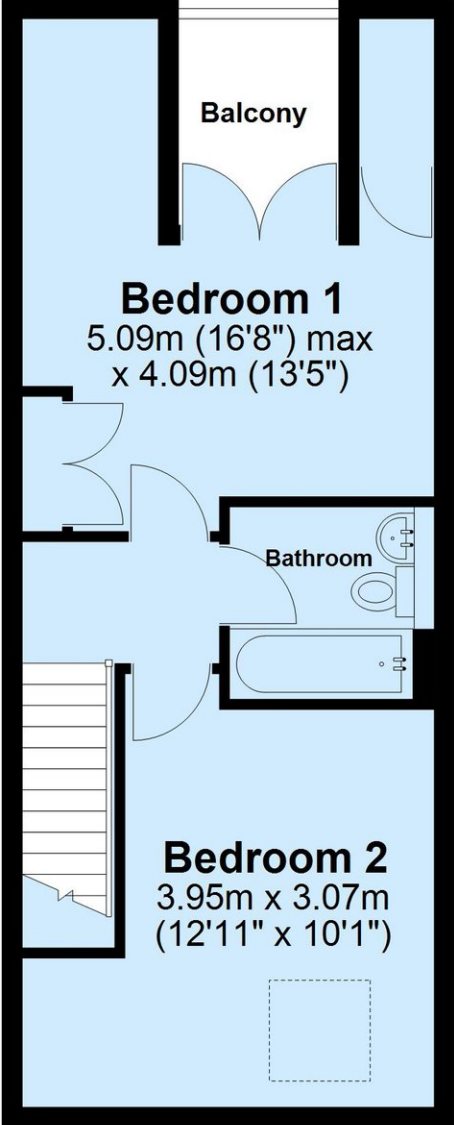


# FLOOR PLAN

  
**Ground Floor**  
Approx. 41.7 sq. metres (448.4 sq. feet)



**First Floor**  
Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 81.4 sq. metres (876.0 sq. feet)





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