

# LITTLE DOWNGATE EAST PORTLEMOUTH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



# LITTLE DOWNGATE

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Little Downgate presents a rare opportunity to own a charming coastal home in the highly sought-after village of East Portlemouth, perched above the shimmering Salcombe Estuary. Just moments from the shoreline, the house is within easy walking distance of Mill Bay and Ditch End beaches, with direct stepped access down to the Salcombe ferry. This beautifully presented five-bedroom property offers an inviting blend of comfort, character, and breathtaking scenery.

Large picture windows frame sweeping valley and estuary views, while light-filled living spaces create an atmosphere of calm and coastal warmth. The accommodation is generous and flexible, and has been lovingly renovated over the past five years with full double glazing, two new bathrooms, a new kitchen, and internal wall insulation.

The ground floor begins with a convenient porch leading into a cosy sitting room featuring a characterful wood-burning stove, with a useful store room adjoining it. Beyond this, there is a snug that flows into the utility room, kitchen, and dining room. The kitchen is fully equipped, and the additional utility space provides excellent practicality. Patio doors open directly onto the private garden and terrace, creating a seamless connection between indoor comfort and outdoor living. Here, you can enjoy sunny breakfasts, leisurely lunches, and peaceful al fresco dining in complete tranquillity. A shower room and a single room currently used as a fifth bedroom complete the ground floor.

The first floor offers four further bedrooms. The large principal bedroom features a lovely bay window framing stunning views, while bedroom two enjoys the same outlook through dual-aspect windows. A family bathroom and an additional shower room provide ample convenience.

Outside, the property features an expansive, beautifully maintained garden with both patio and lawned areas, all enjoying impressive, far-reaching views across open fields. A charming stone outbuilding, currently used for storage, offers exciting potential for further conversion into additional living space, a studio, or other bespoke uses, and is already partially upgraded with double glazing, an electricity supply, and laminate flooring. The property also benefits from convenient private roadside parking, adding to its overall appeal.

Little Downgate has already proved popular as a holiday rental, appealing to families, couples, and groups alike. Its layout and enviable location also make it ideal as a second home or a long-term coastal retreat.

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.





# PROPERTY DETAILS

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## Property Address

Little Downgate, East Portlemouth, Salcombe, Devon, TQ8 8PE

## 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, water, and drainage. High efficiency electric storage heaters powered by solar panels.

## EPC Rating

Current: C, Potential: C

## Council Tax Band

E

## Tenure

Freehold

## Authority

South Hams District Council

## Key Features

- 10 min walk to Salcombe ferry
- Close to sandy beaches, cafes and stunning walks
- Beautiful estuary and countryside views
- 5 Bedrooms and 3 bathrooms/shower rooms
- Large garden with versatile stone outbuilding
- Private roadside parking
- Flexible accommodation

## 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 towards Dartmouth. After 3 miles, turn right in Frogmore, signposted East Prawle/East Portlemouth. Follow the road for nearly a mile, then turn left to East Prawle. Continue through Ford and up the hill. At the T-junction, turn right towards East Prawle/East Portlemouth. Keep going and take the next right for East Portlemouth. About half a mile after the Village Farm shop, Little Downgate is on the left just past a wooden gate.

## Viewing

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





# FLOOR PLAN



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