

2 HAMSTONE COURT SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



2 HAMSTONE COURT

2 Hamstone Court is a beautifully presented apartment situated just a short walk from Salcombe's famous waterfront, beaches, restaurants, and boutique shops. Peacefully positioned in one of the town's most desirable locations, the property offers both tranquillity and convenience.

Located within a highly sought after area, 2 Hamstone Court is one of six apartments a short distance from the centre of town with fantastic sea views. It is set in an elevated position above the Salcombe Estuary, which provides a fantastic haven for boating and yachting enthusiasts. Across the water, the apartment overlooks East Portlemouth's beautiful beaches, including Mill Bay and Fisherman's Cove.

From a communal hallway, a short flight of stairs leads to the apartment door. The entrance opens into a spacious central hallway providing access to the principal rooms. The well-appointed kitchen features integrated appliances and a stunning picture window framing views across the estuary. A separate utility room offers additional convenience.

Beyond the kitchen, a generous lounge/dining room provides a welcoming and picturesque space to relax and enjoy the far-reaching estuary views through the large picture window. From here, sliding patio doors open onto a large, private balcony, perfect for soaking up the scenery.

The apartment offers three spacious bedrooms. The large principal bedroom benefits from direct access to the balcony and enjoys the same spectacular outlook. Bedroom two includes an en suite shower room and an additional area currently used for bunk beds, ideal for extra guests or a dressing space, while bedroom three provides comfortable additional accommodation. A family shower room and a separate bathroom with corner bath complete the interior.

Outside, the private balcony captures uninterrupted panoramic views across the Salcombe Estuary towards the golden sands of East Portlemouth. This incredible sun trap is ideal for entertaining or simply relaxing while enjoying the scenery.

The property further benefits from an allocated parking space, a private garage, and visitor parking, all adding to the appeal of this exceptional coastal apartment. It is set within well-maintained communal grounds, beautifully landscaped with shrubs, and specimen trees.

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 coves 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. The Salcombe Estuary has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dingy sailing, water sports, boating and long walks along the beautiful coastline. Salcombe is also a famous yachting centre and provides a perfect cruising base from which to explore France, The Channel Islands and the beautiful harbours and creeks of the West Country.





KEY FEATURES

- Spectacular estuary and sea views
- Rare opportunity in unique location
- Elevated prime Salcombe position
- Spacious first floor apartment
- Large balcony with stunning views
- 3 Bedrooms and 3 bathrooms/shower rooms
- Garage, parking and visitor parking
- Gated driveway and well maintained communal grounds
- Established and successful holiday rental with local agency





PROPERTY DETAILS

Property Address

2 Hamstone Court, Cliff Road, Salcombe, Devon, TQ8 8JY

Mileages

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

Services

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

EPC Rating

Current: D, Potential: C

Council Tax Band

G

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

On entering Salcombe from Kingsbridge continue past the first crossroads along Main Road and follow this road around the side of the hill. At the next junction continue straight ahead, down the hill along Bennett Road. Just before reaching the Salcombe Harbour Hotel and at the junction with Cliff Road the driveway leading to Hamstone Court will be found on the left hand side (a code is required to get past the security gates).

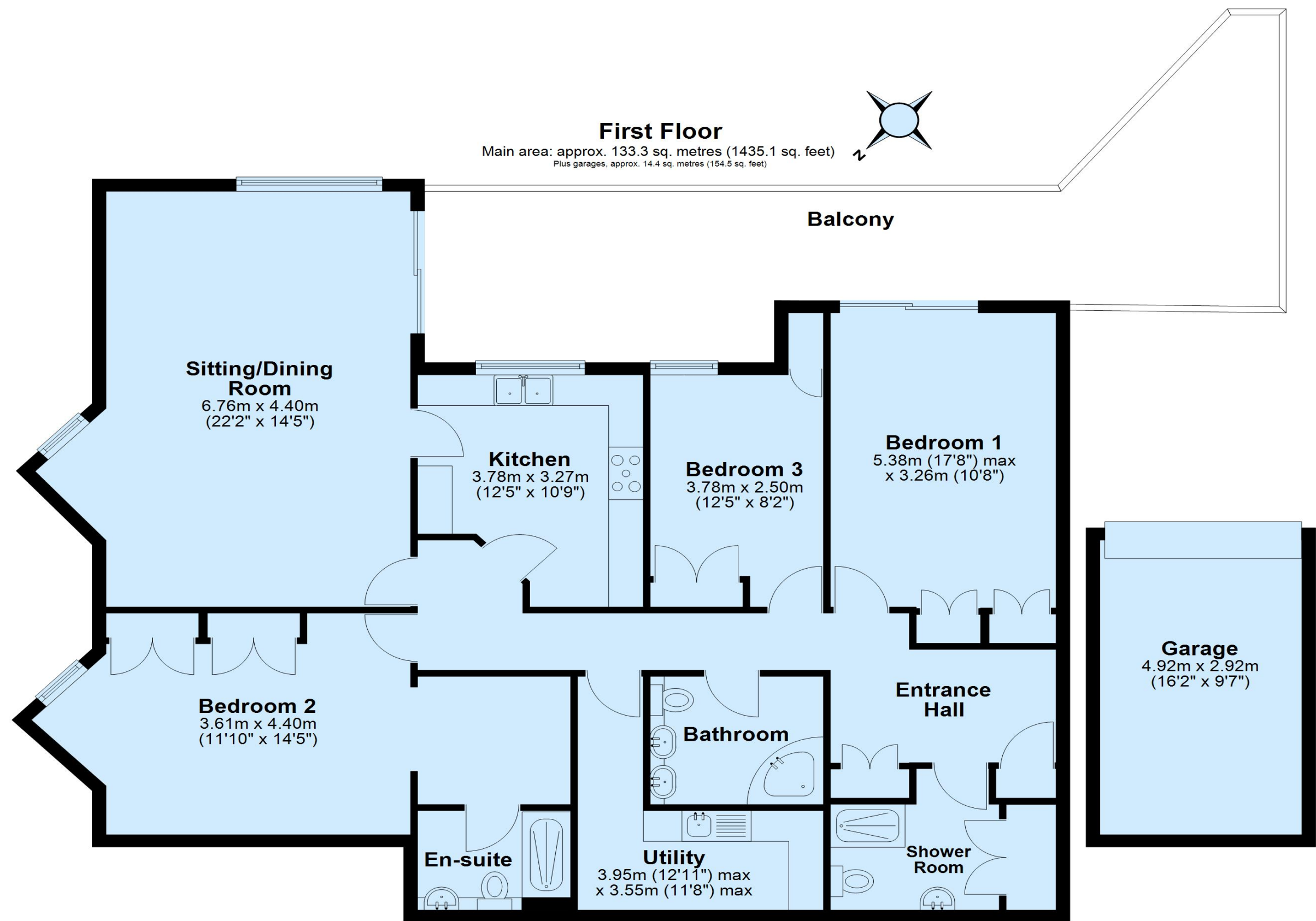
Viewing

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



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



Main area: Approx. 133.3 sq. metres (1435.1 sq. feet)
Plus garages, approx. 14.4 sq. metres (154.5 sq. feet)



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Salcombe Office
01548 844473 | salcombe@marchandpetit.co.uk
24 Fore Street, Salcombe, TQ8 8ET

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