



Enhanced with AI by STREET

2 Gould Road, Salcombe

Guide Price £895,000

HARRIET  
GEORGE

## 2 Gould Road

### Salcombe

An exquisite interior designed house with wonderful outside entertaining space, conveniently located for easy level access to the town and water.

One of the most sought after addresses on Devon's south coast, Salcombe is renowned as a sailing and boating centre, located beside one of the loveliest estuaries in the South West with miles of sheltered water and fine sandy beaches on either side towards its mouth.

The popular town has an excellent range of shops, pubs and restaurants. Salcombe offers two sandy beaches, North Sands and South Sands and a short boat trip across the water to East Portlemouth provides access to a long sandy beach with hidden coves backed by woodland and coastal paths.

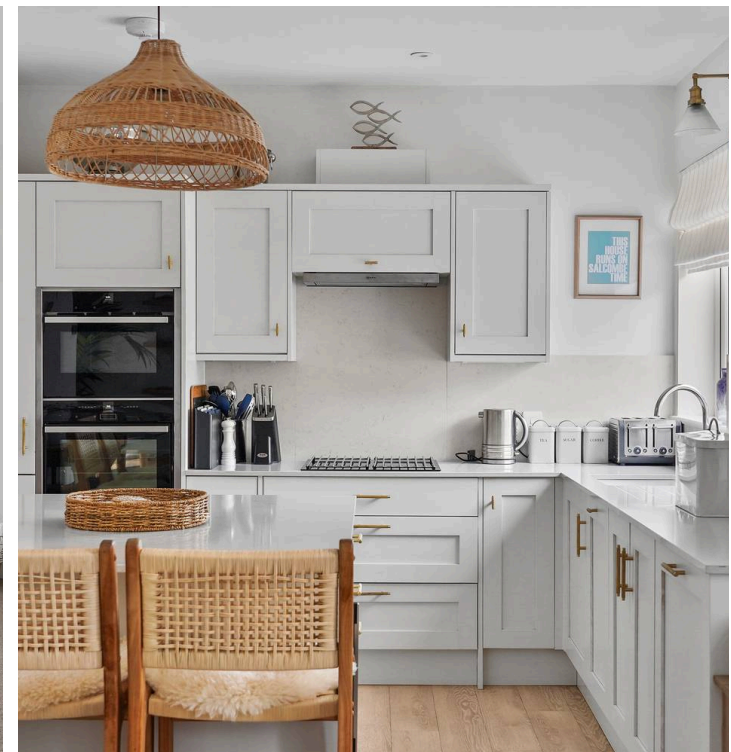
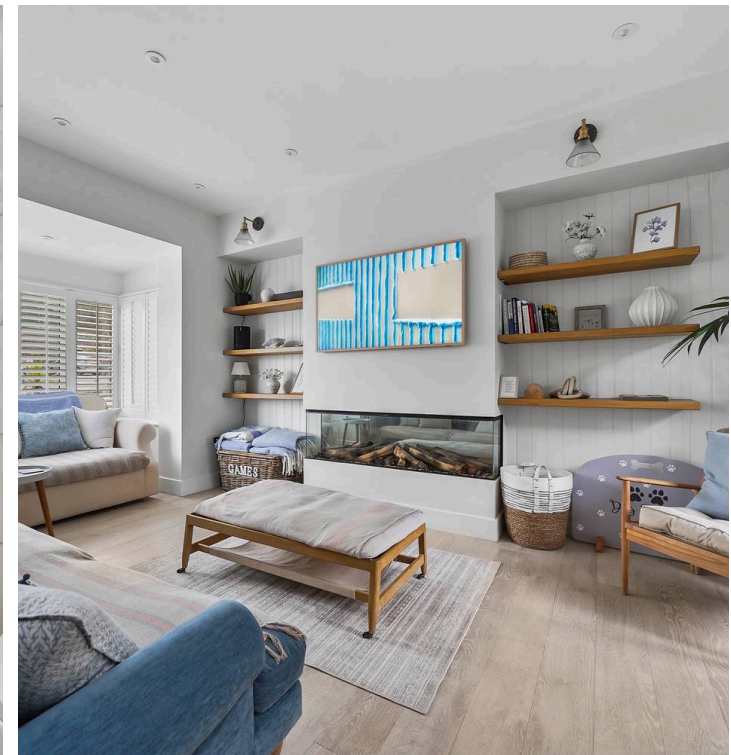
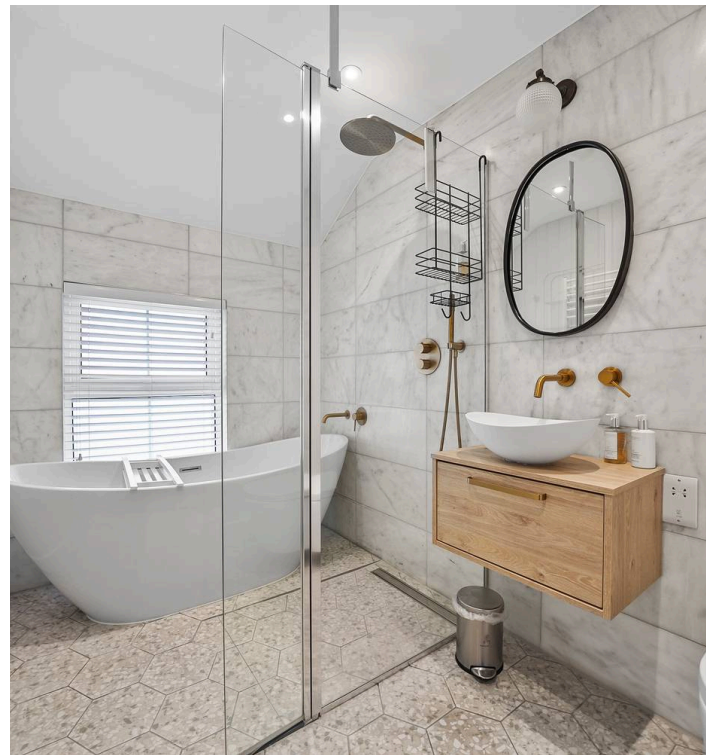
Gould Road is located at the end of Island Street, a vibrant artisanal part of the town, and close to the slipway at Batson Creek and mooring pontoons.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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2 Gould Road has been beautifully renovated with meticulous attention to detail and offers comfortable accommodation which is immaculate throughout.

The open plan living space oozes coastal charm with tongue and groove panelling, cerused floorboards and plantation shutters. A shaker style kitchen has integrated appliances including a wine fridge and a door off to the cloakroom with space for a washer / dryer. French doors from the sitting area lead out to the enclosed and paved rear courtyard. The purpose built gazebo, complete with heaters and lighting is perfect for al fresco dining.

There are two double bedrooms on the first floor, a beautiful marble tiled bathroom with walk-in shower and separate shower room. The main bedroom has a Juliet balcony with distant views to the creek and unspoilt farmland beyond.

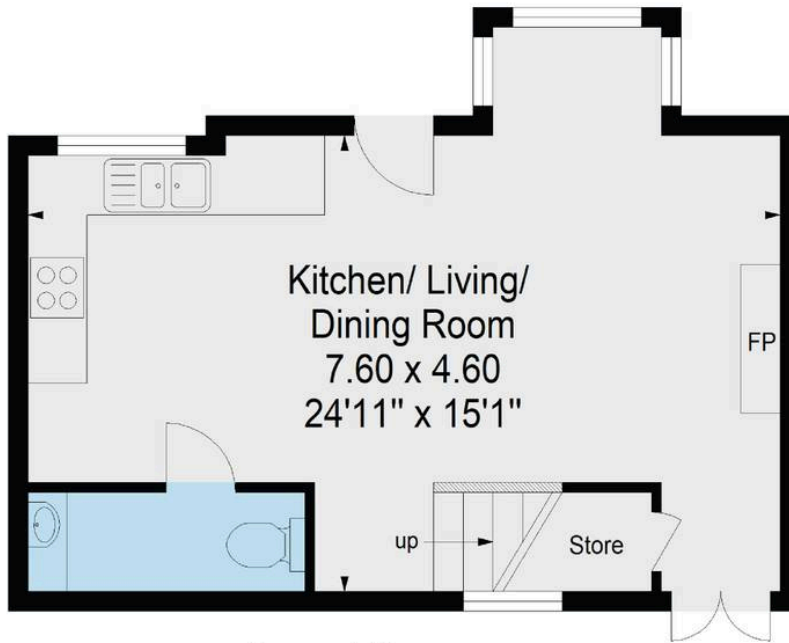
At the front of the cottage is a paved terrace from which to enjoy the morning sun and watch the town wake up.

The property has an established and highly successful holiday letting history with Finest Stays and rental figures are available on request.

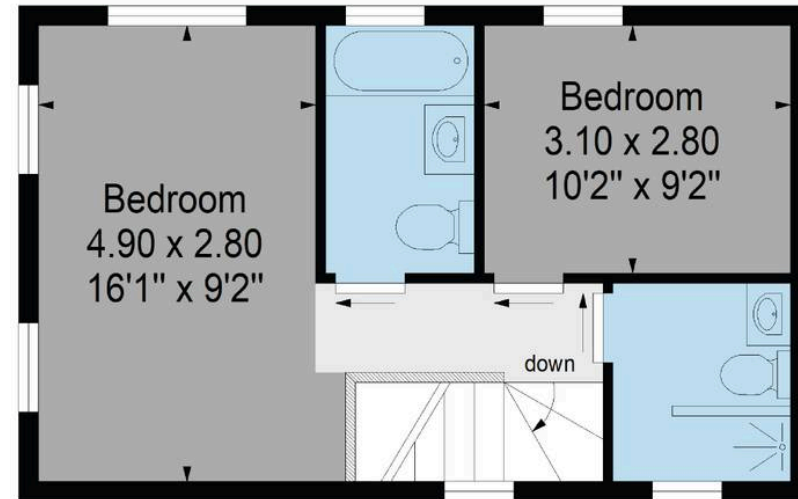
## SERVICES



Approximate Gross Internal Area = 89 sqm / 957 sq ft



Ground Floor



First Floor



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

Harriet George Properties Limited

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.