

HALCYON SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

HALCYON

Halcyon is a beautifully presented semi-detached house arranged over three storeys, enjoying an elevated position with far-reaching panoramic countryside views extending towards the Salcombe Estuary. Benefiting from a sunny aspect, the property also features a large lawned garden with summer house, a glorious balcony, and off-street parking.

This wonderful property offers spacious accommodation arranged over three floors, with a bright and modern aesthetic throughout. Halcyon is entered via the ground floor, where the central entrance hall leads to a large open-plan and well-equipped kitchen, dining, and living area. This incredible space is the heart of the home and is perfect for entertaining, with sliding doors opening onto a balcony that captures stunning far-reaching countryside and estuary views. The ground floor also includes a useful W/C and a family bathroom, making it ideal for both guests and everyday living.

Stairs from the entrance hall lead up to the first floor, which features two generously sized bedrooms. Both enjoy en-suite facilities and countryside views, while the principal bedroom also benefits from built-in wardrobe space.

The lower ground floor provides two further generously sized bedrooms, both with direct access to the garden, as well as a practical utility room and additional storage.

Externally, Halcyon also boasts a summer house, currently used as a games room, which also benefits from a shower room. This versatile space could equally provide additional guest accommodation or a home office.

To the front, Halcyon is approached via a generous parking bay offering convenient off-street parking. Side access leads to the rear, where a patio and large lawned garden provide plenty of space for outdoor living. Beyond the garden, additional ample off-street parking further enhances the property's appeal.

With its spacious layout, breathtaking views, and sought-after location, Halcyon offers a truly special living experience.

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.



PROPERTY DETAILS

Property Address

Halcyon, Raleigh Road, Salcombe, Devon, TQ8 8AY

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.

EPC Rating

Current: 80, Potential: 83

Council Tax Band

N/A

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Four-bedroom semi-detached house in a favoured residential area of Salcombe
- Wonderful open-plan living/dining room and kitchen
- Balcony with stunning countryside views towards the Salcombe Estuary
- Off-street parking to the front and rear of the property
- Large garden with summer house
- Conveniently located close to the local convenience store and post office

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

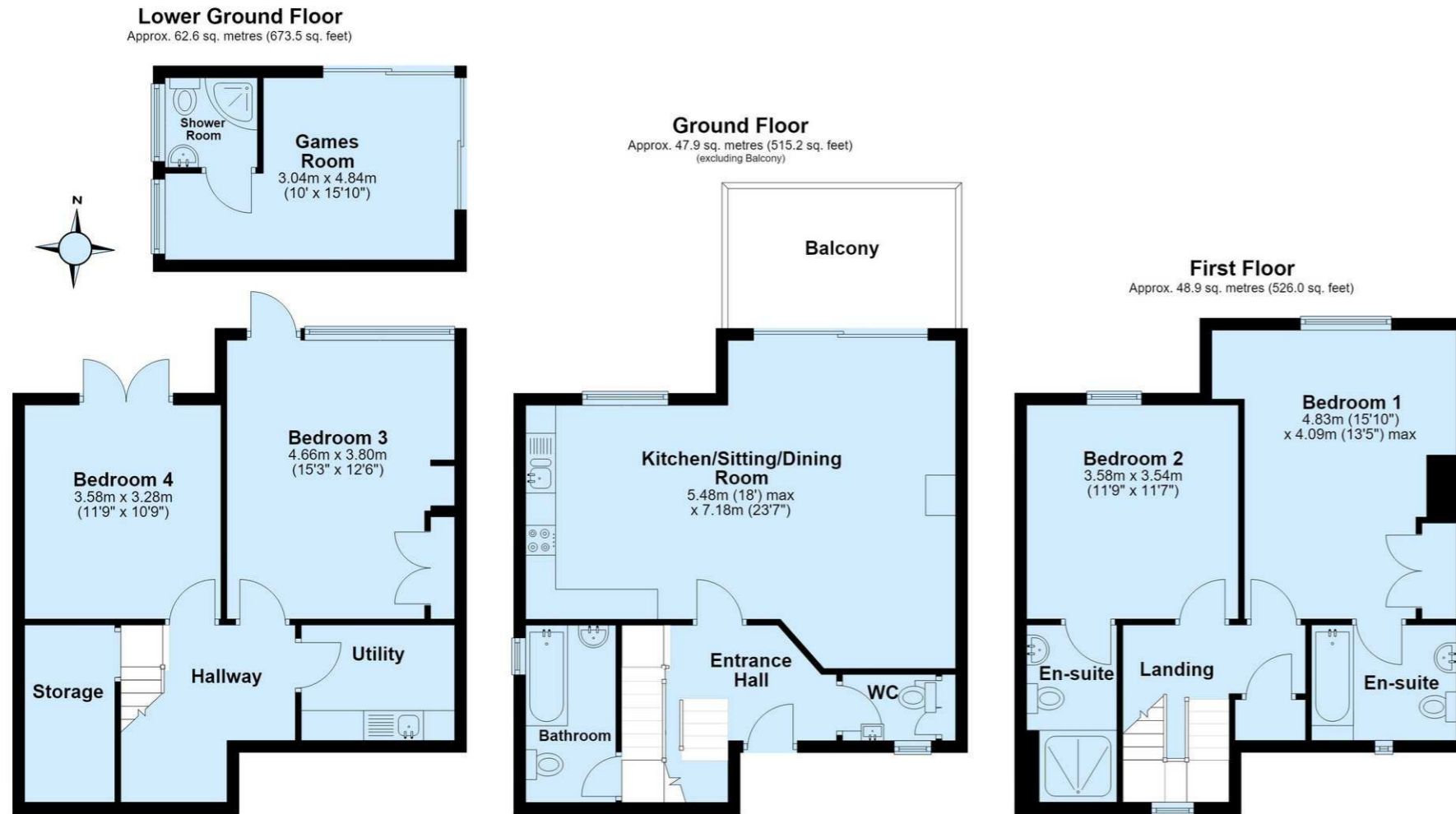
On entering Salcombe, pass the filling station on your right-hand side. At the crossroads, turn left into Onslow Road. Take the first turning on the right into St. Dunstons Road, then take an immediate left into Raleigh Road. Continue along the road, and Halcyon will be found a short distance along on the left-hand side.

Viewing

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



FLOOR PLAN



Total area: approx. 159.3 sq. metres (1714.7 sq. feet)



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.

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Newton Ferrers
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Salcombe
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Lettings
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