

# 3 ALSTON RISE MALBOROUGH



MARCHAND PETIT  
COASTAL, TOWN & COUNTRY

## 3 ALSTON RISE

A beautifully finished four-bedroom home, 3 Alston Rise occupies a prime position within this exclusive, private development in the heart of the South Devon Area of Outstanding Natural Beauty. Surrounded by rolling countryside and mature treelines, this is the last opportunity to purchase a newly built property in the Salcombe area that has no restrictions on residency, second home usage, or letting.

Perfectly suited for families, second-home buyers, or those seeking a peaceful relocation, 3 Alston Rise combines a high-specification interior with generous outdoor space. The property includes private off-street parking, a fully landscaped rear garden, and forms part of a quiet enclave that features traditional Devon walls and sympathetic planting to blend beautifully with its surroundings.

Inside, the home showcases a hand-selected specification of quality finishes and fittings throughout:

- Four spacious bedrooms, including a master bedroom with en suite shower room
- Contemporary family bathroom finished to a high standard
- Dark blue shaker-style kitchen with quartz worktops and Neff appliances including a double oven, induction hob, built-in fridge/freezer, and dishwasher
- Engineered washed oak flooring to the ground floor living areas
- Spacious open-plan layout designed for seamless indoor-outdoor living
- Porcelanosa tiling in the bathrooms, including full-height tiling to bath and shower areas
- Contemporary bathroom suites featuring Duravit sanitaryware and Vado fittings
- Cavalier and Telenzo carpets to bedrooms and landing
- Cat 5 network points for modern connectivity
- Slimline sockets and switches for a clean, premium look
- Solar panels and provision for an EV charger to support sustainable living

Externally, number 3 benefits from soft landscaping to the rear garden, creating a tranquil outdoor retreat ideal for entertaining or relaxing. Every detail—inside and out—has been considered to deliver comfort, efficiency, and timeless style.

All homes at Alston Rise come with a 10-year warranty, giving peace of mind to homeowners investing in quality, longevity, and location.

Malborough is a popular village with the benefit of a small supermarket/filling station, two pubs, a church and a primary school. It lies just inland from the beautiful coast, spectacular cliffs, coves and beaches of southern-most Devon. Salcombe is situated close by with its picturesque estuary renowned for its sailing and sandy beaches. At the head of the estuary Kingsbridge town provides a comprehensive range of shops and other facilities.



# PROPERTY DETAILS

## Property Address

3 Alston Rise, Malborough, Kingsbridge, Devon, TQ7 3DH

## Mileages

Salcombe 2.5 miles, Kingsbridge 3.5 miles, Totnes 16 miles (distances are approximate)

## Services

Mains electricity, water, and drainage. Solar panels. EV charging point.

## EPC Rating

Current: 90, Potential: 100

## Council Tax Band

TBC

## Tenure

Freehold

## Authority

South Hams District Council

## Key Features

- 4 Large double bedrooms
- Off street parking for 3 vehicles
- EV charging point
- NEFF appliances
- Large open plan kitchen dining
- High end finish throughout
- 10 year warranty
- Footpath access to the village
- Popular village location close to local amenities

## 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

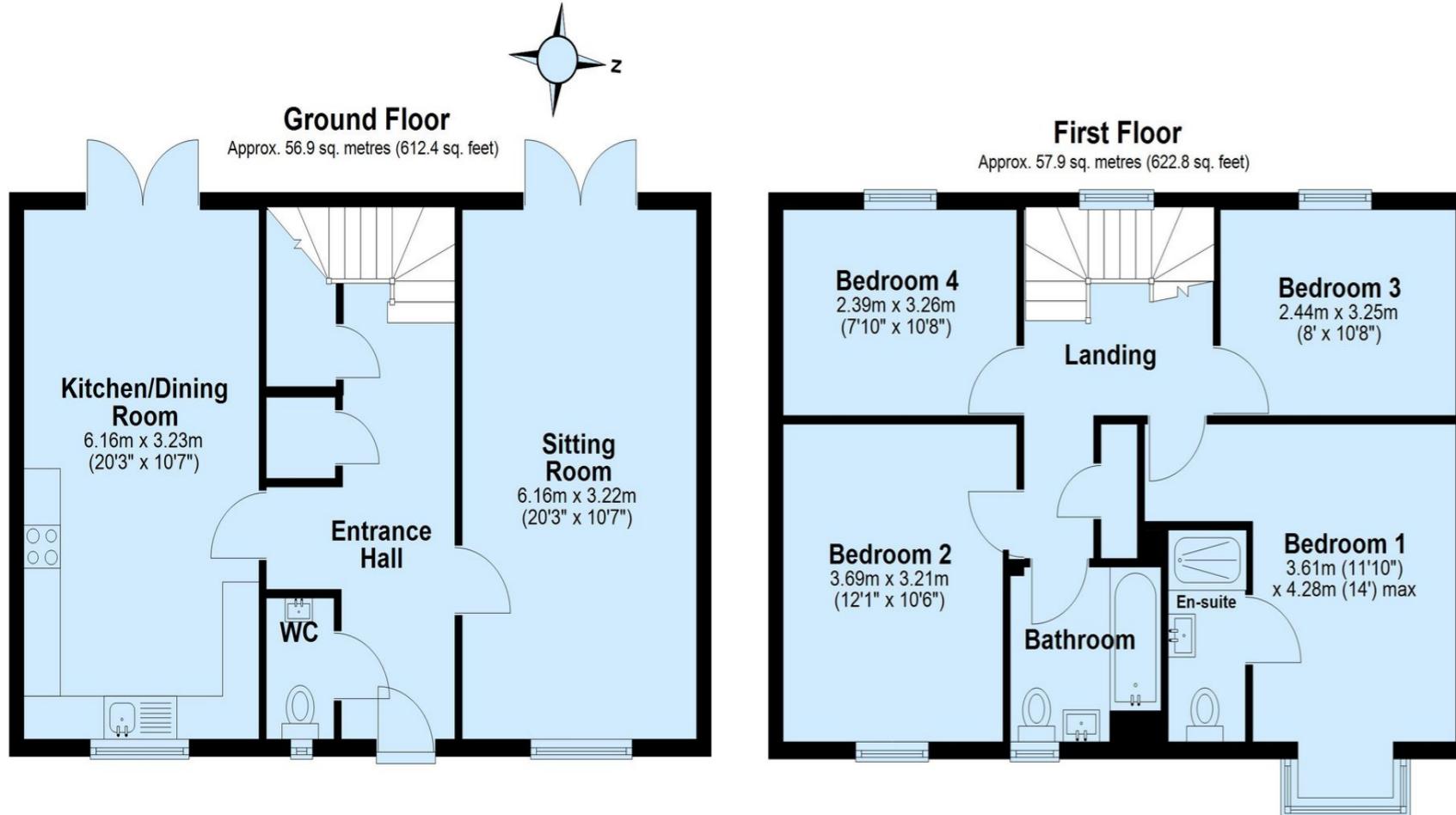
From Kingsbridge, take the A381 to West Alvington. Stay on this road for approximately 3.5 miles, and just before entering the village of Malborough, the entrance to Alston Rise will be found on your right-hand side.

## Viewing

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



# FLOOR PLAN



Total area: approx. 114.8 sq. metres (1235.2 sq. feet)



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