



Swallows Lodge, Sandhills Road, Salcombe

Guide Price £3,000,000


HARRIET
GEORGE



Swallows Lodge

Sandhills Road, Salcombe

- Stylish contemporary home
- Sea and rural views
- A short walk from North Sands beach
- Roof terrace with outstanding views
- Beautifully landscaped gardens
- Useful store room
- Excellent garaging
- Secure driveway parking
- Easily accessible to wonderful walks
- Control 4 maintained by local company

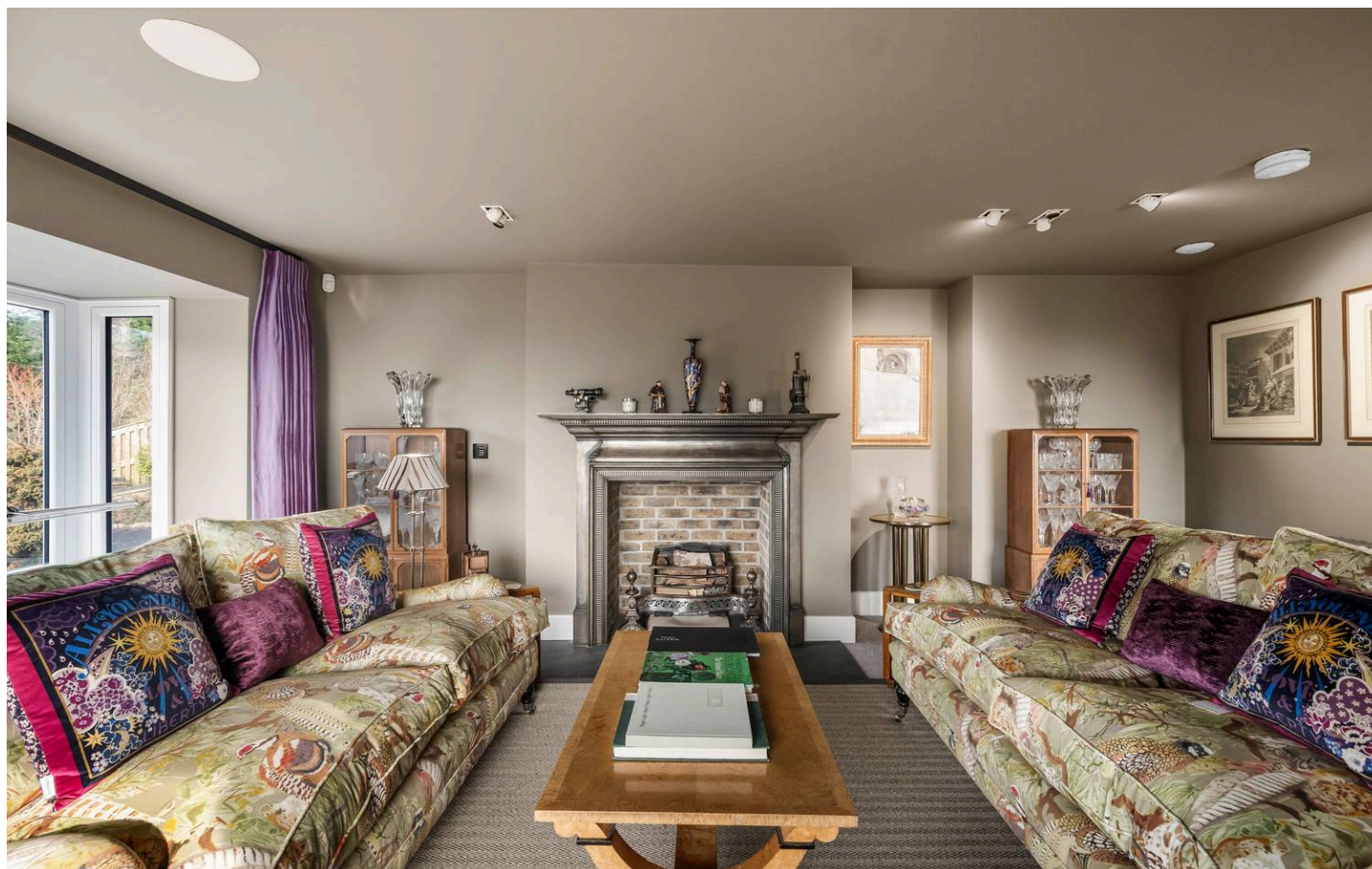
The beautiful estuary town of Salcombe is located at the heart of the much sought after area of South Devon known as the South Hams. The region is known for having a particularly benign climate and consists of lush, unspoilt countryside, hidden coombes and a spectacular coastline.

The vibrant town of Salcombe, once a thriving fishing village, retains much of its original charm and character. The town's many restaurants, local pubs and lively shops are all within walking distance of the property.

The Salcombe Estuary has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dinghy sailing, water sports, boating and long walks along the beautiful coastline. Swallows Lodge is located on the highly desirable Sandhills Road, only 5 minutes walk from the beach at North Sands and popular Winking Prawn beach cafe and restaurant.

Council Tax band: G

Tenure: Freehold



Occupying an elevated site on a much sought-after residential road, Swallows Lodge is a unique south facing home that pushes the boundaries of design and technology. The house has been extended and extensively refurbished in the last few years to the owners' exacting standards. The quality of the fixtures and fittings is exceptional and includes bespoke joinery throughout, Villeroy and Boch or Laufen sanitaryware and Porcelenosa tiles.

The impressive entrance hall with wood burning stove forms an axis off which the ground floor living space flows. A triple aspect drawing room with deep window seats and fine fireplace enjoys lovely sea and valley views. A bespoke handmade kitchen has Gaggenau appliances and a Liebherr fridge/freezer/wine chiller and extends into an American Oak Orangery making the room very sociable. The flexible layout of the accommodation offers scope for a ground floor annex with independent access if desired.

A curved staircase ascends to the first floor where there are two luxurious bedroom suites and stairs to the top floor which has a roof terrace and is a superb vantage point to enjoy panoramic views across the unspoilt valley that leads down to North Sands beach and out to sea.

The house is set within a plot of about ½ an acre and approached via aluminium electric gates with ample space for parking at the top of the drive and access to two garages. The gardens have been thoughtfully landscaped for ease of maintenance; corten steel and resin bonded steps wind up through beautifully planted borders to the spacious front terrace with views of North Sands, perfect for al fresco dining.

Swallows Lodge is a wonderful opportunity to acquire an outstanding home in one of the most desirable coastal locations in the UK.





Approximate Gross Internal Area = 310.9 sqm / 3347 sq ft
 (Excluding Garage)
 Garage
 Approximate Gross Internal Area = 15.9 sqm / 171 sq ft
 Workshop
 Approximate Gross Internal Area = 13.9 sqm / 150 sq ft



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

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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.