

31 SALCOMBE RETREAT SOAR



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

31 SALCOMBE RETREAT

31 Salcombe Retreat is a beautifully presented lodge, part of a prestigious development of superior holiday lodges situated in the peaceful and idyllic hamlet of Soar. Enjoying one of the finest positions on the site, the lodge offers breathtaking sea and countryside views from its delightful decked terrace.

The interior is bright and welcoming, featuring an open-plan kitchen, dining, and living space that flows seamlessly onto the terrace through large patio doors, making it perfect for relaxing or entertaining. There are two well-proportioned bedrooms, including a master with an en-suite shower room, as well as a contemporary family bathroom.

An adjoining external store provides practical additional space, perfect for storing beach gear or walking equipment. The property also includes an allocated car parking space next to the lodge, with additional visitor parking available, and benefits from well-maintained communal grounds.

* Please note - NO COUNCIL TAX and NO STAMP DUTY *

Soar is located between the famously popular estuary town of Salcombe and the charming fishing village of Hope Cove. The Salcombe Retreat site is located amidst spectacular cliff scenery owned by the National Trust and a short walk from Soar Mill Cove itself.

There is a fine sandy beach which is surrounded by steep cliffs with numerous rock pools to explore, rocks to climb and beautiful clear blue waters to swim in. There are breath-taking walks along the South West Coastal Path which takes you along some of the most unspoilt coastline in the country. Soar Mill Cove is also fantastic for bird watching including regular sightings of Gannets and Peregrine Falcons.



PROPERTY DETAILS

Property Address

31 Salcombe Retreat, Malborough, Kingsbridge, Devon, TQ7 3DS

Mileages

Salcombe 4 miles, Kingsbridge 5 miles, Totnes 18 miles (distances are approximate)

Services

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

Tenure

Leasehold

Authority

South Hams District Council

Key Features

- Beautifully presented detached lodge
- Stunning sea and countryside views
- Sunny decked terrace
- Open plan kitchen/sitting/dining room
- Allocated car parking space
- Communal grounds
- Walking distance to the South West Coast Path and sandy beach
- 10 minute drive to Salcombe

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 road towards Salcombe. When you reach the village of Malborough take the turning right into the centre of the village and pass the church on your right hand side. At the next junction take the left hand fork and follow the signs for Soar. After about 3/4 of a mile you will see the entrance for Salcombe Retreat on the right hand side.

Viewing

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



FLOOR PLAN



Total area: approx. 68.3 sq. metres (735.3 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.

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