



Asman, Sandhills Road, Salcombe

Guide Price £2,500,000

HARRIET
GEORGE



Asman

Sandhills Road, Salcombe

- Highly desirable location
- Sea and unspoilt rural views
- A short walk from North Sands beach
- Sitting room with wood burning stove
- South west facing balcony and paved terrace
- Delightful gardens
- Off street parking for several vehicles
- Double garage
- Easily accessible to wonderful walks
- Superb holiday letting history

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.

Asman 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



Built in the early 20th Century, Asman is a substantial detached house on one of the most desirable roads in the town. Beautifully presented, the house has been sympathetically renovated for modern day living, whilst retaining much of its period charm.

The substantial front door provides a stylish entrance into the welcoming hallway with staircase befitting of its era. The spacious kitchen dining room has handmade units, two deep window seats enjoy views across the wooded valley and out to sea and there is a wood burning stove at one end. There is a second wood burning stove in the sitting room and French doors lead out to the charming covered verandah. Also on the ground floor is a guest cloakroom, utility room and space for coats and boots to the right of the front door.

The generous main bedroom on the first floor has sliding doors to a balcony with spectacular views and a spacious en-suite bathroom with free-standing bath. There are three further bedrooms on this level and two shower rooms. On the top floor is an eaves bedroom, well lit by velux rooflights and with an en-suite bathroom.

The gardens wrap around the house and there are numerous areas to sit and enjoy the south westerly aspect and glorious sunsets. There is a double garage with off road parking and a gate at the bottom of the garden leads onto Sandhills Road where it is just a short walk to the dog friendly beach at North Sands.

Asman has been successfully holiday let for several years through Finest Stays and rental figures are available on request.

SERVICES

Mains water, drainage, gas and electricity.





Approximate Gross Internal Area = 258 sqm / 2777 sq ft
(Excluding Double Garage)



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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.