

KRISTINGLE COTTAGE SALCOMBE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

KRISTINGLE COTTAGE

Offering fantastic potential, Kristingle Cottage presents an exceptional opportunity to acquire a substantial detached property in a prime location in the heart of Salcombe, complete with a private drive and terraced garden. Arranged over three floors, this charming home provides the perfect canvas to create a superb family residence, stylish second home, or lucrative holiday let.

Situated on Onslow Road, the property enjoys a convenient position within easy reach of Salcombe town centre, as well as local amenities including a school, post office and shop, and the popular Salcombe swimming pool.

The property is entered via an entrance hall, which leads first to the sitting room. A cosy and inviting space, the room features a large bay window that floods the interior with natural light and offers excellent scope for modernisation and personalisation.

The entrance hall continues through to the kitchen/dining room, which is well fitted with ample cupboard space and flows seamlessly into the rear snug. A versatile additional reception area, this bright room benefits from an abundance of natural light through its many windows, including two Velux windows. Beyond the snug is a family shower room, together with access to the rear garden.

Stairs rise to the first floor, which comprises three well-proportioned bedrooms. A family bathroom with separate WC serve this level. A further staircase leads to the second floor, where a fourth bedroom enjoys wonderful views over the Salcombe Estuary and benefits from generous storage, including useful eaves space.

Externally, the property benefits from a private drive to the front, providing parking for up to three vehicles. Side access leads to the rear garden, where a private patio rises to a terraced lawn. Bordered by mature shrubs and planting, this delightful outdoor space provides a wonderful setting in which to relax and enjoy all that Salcombe has to offer.

Salcombe is renowned as a sailing and boating centre, located beside one of the loveliest estuaries in the South West with miles of sheltered water and fine sandy beaches on either side towards its mouth. The popular town has an excellent range of shops, pubs and restaurants.



PROPERTY DETAILS

Property Address

Kristingle Cottage, Onslow Road, Salcombe, Devon, TQ8 8AH

Mileages

Kingsbridge 6 miles, A38 Devon Expressway 15 miles, Totnes 18 miles
(Paddington about 3 hours)

Services

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

EPC Rating

Current: 66, Potential: 71

Council Tax Band

D

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Detached four-bedroom cottage
- Family bathroom and separate shower room
- Second-floor views towards the Salcombe Estuary
- Two reception rooms
- Off-street parking for up to three vehicles
- Patio and terraced garden
- Sought-after location close to the town centre and harbour

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

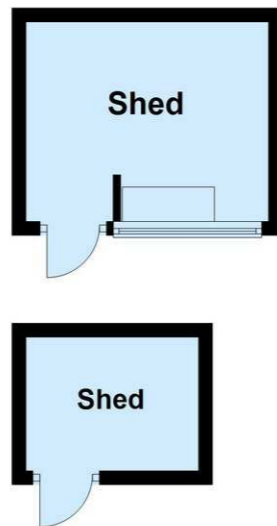
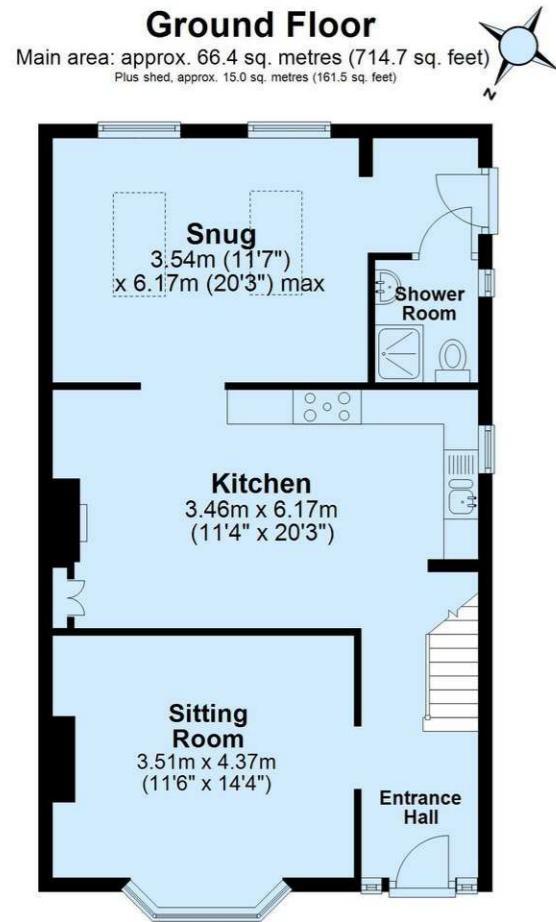
As you enter Salcombe from Kingsbridge, turn left at the first crossroads, beside the telephone kiosk and bus shelter, onto Onslow Road. Continue down the hill for a short distance, and you will find Kristingle Cottage on the right-hand side.

Viewing

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

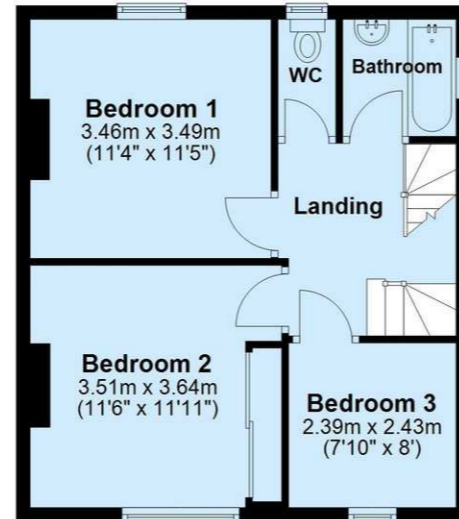


FLOOR PLAN

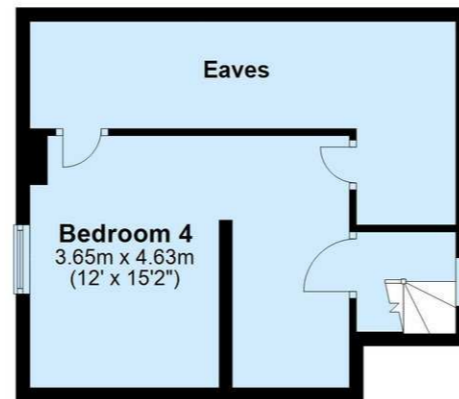


Main area: Approx. 129.2 sq. metres (1390.3 sq. feet)
Plus shed, approx. 15.0 sq. metres (161.5 sq. feet)
Plus eaves, approx. 11.6 sq. metres (124.8 sq. feet)

First Floor
Approx. 43.6 sq. metres (469.5 sq. feet)



Second Floor
Main area: approx. 19.1 sq. metres (206.0 sq. feet)
Plus eaves, approx. 11.6 sq. metres (124.8 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