

# DU CAP SALCOMBE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



# DU CAP

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Du Cap is an exceptional contemporary residence, meticulously crafted and finished to an impeccable standard throughout. Occupying an enviable elevated position, the property has been intelligently designed to maximise the breathtaking panoramic views across the Salcombe Estuary, the golden sands of East Portlemouth, National Trust land at Snape's Point, and the surrounding unspoilt countryside — all whilst being just a short ten-minute stroll from Salcombe's renowned waterfront, boutiques and celebrated restaurants.

Situated within one of Salcombe's most sought-after residential addresses, Du Cap enjoys a peaceful and private setting, conveniently close to the harbour, beaches and Salcombe Tennis Club. Beautifully presented and ready for immediate occupation, this is a home of rare quality and refinement.

Arranged over three impressive floors, the property is flooded with natural light thanks to extensive floor-to-ceiling glazing which perfectly frames the spectacular coastal and water views. The heart of the home is the stunning open-plan kitchen, dining and living space positioned on the principal floor, where expansive bi-fold doors open seamlessly onto a wraparound balcony, creating the ideal setting for sophisticated indoor-outdoor living and entertaining.

The bespoke kitchen has been thoughtfully designed with elegant custom cabinetry, complemented by a striking central island with breakfast bar seating, whilst a separate butler's pantry provides additional practicality and storage. Engineered timber flooring flows throughout the principal living spaces, with exquisite herringbone detailing enhancing the open-plan area.

The first floor hosts two luxurious bedroom suites, both with beautifully appointed en-suite facilities, including a superb principal suite with direct access onto two private terraces. A well-equipped laundry room is also located on this level.

On the lower ground floor are two further spacious bedrooms, one benefiting from an en-suite shower room, together with a stylish family shower room. In addition, there is an impressive second lounge/cinema room with bar area, which could equally serve as a fifth bedroom suite. This versatile space is currently operating successfully as a high-end self-contained holiday rental.

The beautifully landscaped gardens wrap around the property to the front, side and rear, creating a series of attractive outdoor spaces from which to enjoy the exceptional setting. A newly laid tarmac driveway provides ample private parking, completing this outstanding Salcombe residence.





## KEY FEATURES

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- Superb panoramic estuary views
- High specification throughout – interior designed & bespoke fittings
- Spacious, light and airy open plan living
- 4 Double bedrooms (2 with lounge suites)
- 2nd lounge/cinema with bar or 5th bedroom
- Wrap around balcony, 2 sun terraces and garden all south facing
- Short stroll to Salcombe town centre, harbour and beaches





# PROPERTY DETAILS

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## Property Address

Du Cap, Bonaventure Road, Salcombe, Devon, TQ8 8BE

## Mileages

Malborough 2.5 miles; Kingsbridge 6 miles; Plymouth 24 miles; A38 Devon Expressway 16 miles; (distances are approximate)

## Services

Mains water, drainage and electricity. Gas fired central heating

## EPC Rating

Current: C, Potential: B

## Council Tax Band

F

## Tenure

Freehold

## Authority

South Hams District Council

## 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

On entering Salcombe by the A381 road continue straight ahead at the first crossroads along Main Road. Follow this road around the side of the hill and at the next crossroads turn left into St Dunstan's Road. Follow this road to the top of the hill and then turn right into Herbert Road. Near the bottom of Herbert Road turn left into Bonaventure Road. The property will be found at the end on the right-hand side.

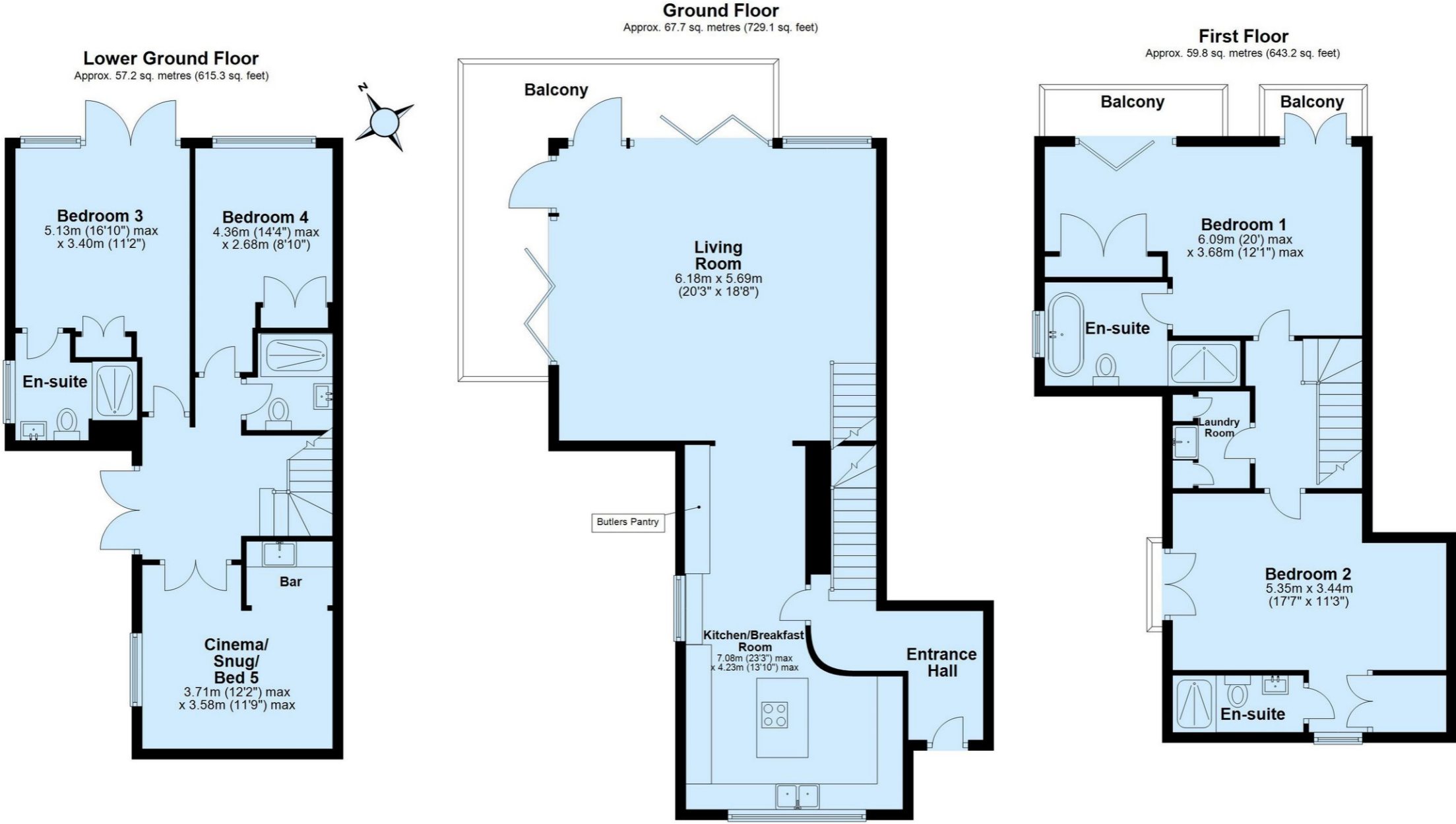
## Viewing

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



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# FLOOR PLAN



Total area: approx. 184.7 sq. metres (1987.6 sq. feet)



MARCHAND PETIT

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