



Burwood House, 27 Mcilwraith Road, Salcombe

Guide Price £1,750,000

HARRIET
GEORGE



Burwood House

27 McIlwraith Road, Salcombe

- Far-reaching estuary and rural views
- Kitchen with electric AGA and Siemens appliances
- Sitting room with Stovax wood burning stove
- Underfloor heating to ground floor
- Plantation shutters to most windows
- Beautifully landscaped dog-proof gardens
- Extensive Indian sandstone entertaining terraces
- Gated driveway with parking and double garage
- Remote control electric awning with light and heater on terrace
- Fibre broadband to the premises

Salcombe is one of the most sought after addresses on Devon's south coast and for good reason; the town is situated on the Kingsbridge and Salcombe Estuary, flanked by the glorious rolling countryside of the South Hams and is renowned for its micro climate which makes it an ideal place for year round living.

Salcombe offers two sandy beaches, North Sands and South Sands and a short boat trip across the water to East Portlemouth provides access to a long sandy beach with hidden coves backed by woodland and coastal paths.

The property is conveniently located close to the local primary school, a superb butchers and only a short walk into the bustling town centre with its eclectic and charming mix of shops, restaurants and pubs.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C



This bespoke build was constructed for the original landowner in 2016 and occupies a large corner plot at the end of the cul-de-sac. The house has wonderfully spacious family accommodation which extends to in excess of 3500 sq ft.

On the ground floor is a contemporary kitchen living room with ample space to sit and dine and pair of bi-fold doors to the paved terrace that spans the full width of the rear elevation. The sitting room with wood burning stove has two sets of French doors opening onto the same terrace. At the front is an enclosed porch with remote control blinds and two storage bench seats; a delightful spot to sit and enjoy the afternoon sun. The entrance hall has ceramic tiles and doors to a generously proportioned dining room and study. An L-shaped utility room has been designed for practical beachside living with galvanised steel boot racks and hanging space for wetsuits above a drain. There is also a guest cloakroom.

The first floor has a generously proportioned main bedroom with dressing area, luxurious en-suite bathroom and access to balcony with estuary views. There are three further bedrooms on this floor, one is en-suite and the others share a family bathroom. Off the galleried landing is a west facing balcony.

In 2019, the current owners converted the loft, creating an additional two bedrooms and bathroom with separate shower and oval bath.

The exquisite gardens have been beautifully planted with a variety of shrubs and borders, there are numerous terraces to sit and enjoy the sun at different times of the day. The tarmac driveway in front of the detached double garage provides parking for several vehicles and at the side of the garage is space for a boat.

SERVICES

Mains water, drainage, gas and electricity.

DIRECTIONS

What3Words: ///sharpened.cried.clings





Approximate Gross Internal Area = 327.6 sqm / 3526 sq ft

Garage
Approximate Gross Internal Area = 38.5 sqm / 414 sq ft

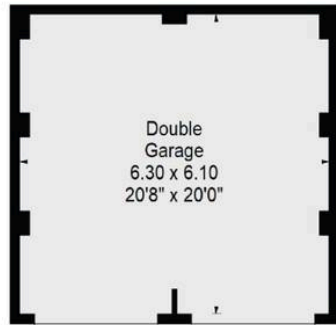
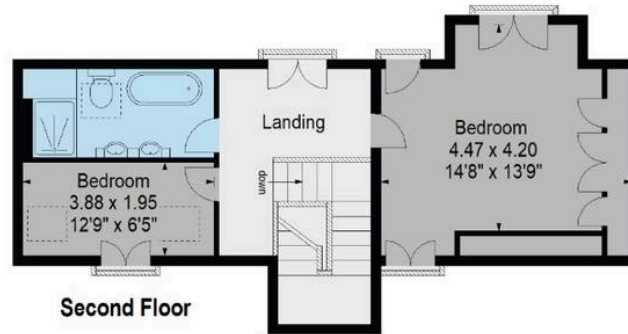
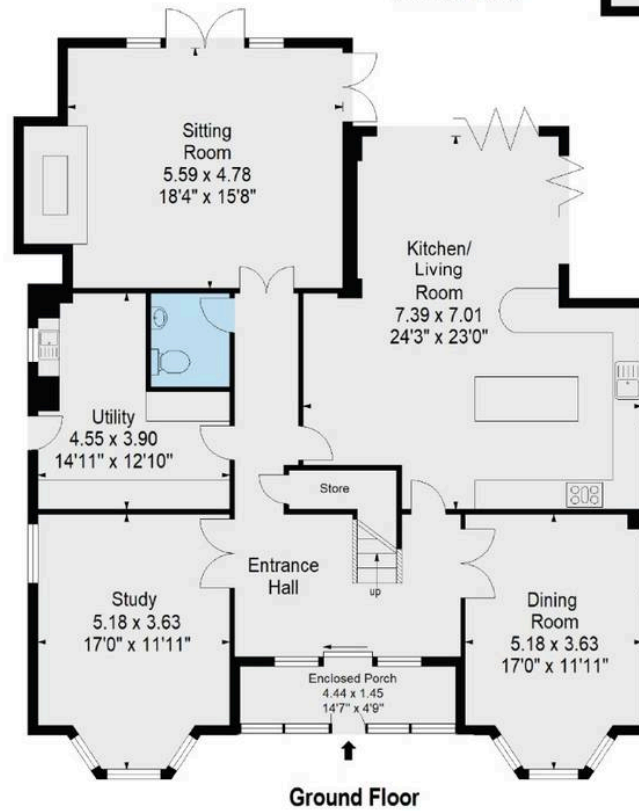


Illustration for identification purposes only,
measurements are approximate, not to scale.



Harriet George Properties Limited

Unit 1, Kings Market, 74 Fore Street - TQ7 1PR

01548 859905 • harriet@harrietgeorge.co.uk • harrietgeorge.co.uk/

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.