OSPREY
BATSON, SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



OSPREY

Set above the peaceful Batson Valley on the outskirts of Salcombe, this wonderful four-bedroom detached house combines bright, versatile accommodation with generous gardens and far-reaching countryside views. The property benefits from a private gated driveway providing ample parking, while a large balcony offers an inviting place to enjoy the beautiful outlook.

The property is approached via a gated gravel driveway that leads to the house through the landscaped grounds. You enter into a welcoming entrance hall, which introduces the ground floor accommodation. This offers a good-sized double bedroom boasting bi-fold doors that open onto a patio and the garden beyond, providing a peaceful spot to enjoy the pleasant surroundings. The bedroom also benefits from a modern en-suite shower room. Also on this level, a useful utility room provides added convenience and incorporates a shower and WC.

Stairs lead to the first floor, which accommodates the majority of the living space. A large central landing provides access to all the rooms. The spacious sitting and dining room makes the most of its elevated position, with ample natural light and bi-fold doors opening onto the large decked balcony, creating an easy flow between inside and out. Glass balustrades preserve the views over the treetops and countryside beyond, providing an idyllic setting to look out over Batson. The separate kitchen is fitted with colourful cabinetry, timber worktops and a patterned splashback, and also enjoys direct access to the rear garden, adding to the practicality of the layout.

Three further good-sized bedrooms are arranged on the first floor. One benefits from a window seat framing the countryside outlook, along with fitted wardrobes and shelving. The remaining bedrooms offer flexibility for family, guests or alternative uses. A family bathroom serves this floor, with a bath and separate shower, complemented by a separate WC.

Outside, lawns, mature planting and paved terraces create a variety of places to relax and entertain. Steps lead through the sloping garden, where established shrubs and trees add colour and interest. The principal dining terrace is well placed for outdoor entertaining, while the upper deck offers a different perspective across the valley. The gated driveway provides ample parking.

Batson is a hamlet located on the edge of Salcombe, lying on either side of an enchanting and peaceful valley at the head of Batson Creek. The creek itself leads into Salcombe Harbour. The town centre is located less than a mile away, while nearer still are the boat parks, slipways and mooring pontoons of Batson and Shadycombe Creeks.







KEY FEATURES

- Detached four-bedroom property set within a generous plot
- Large balcony enjoying stunning countryside views over Batson
- Surrounded by attractive gardens and patios
- Light and airy accommodation throughout
- Private gated driveway with ample parking
- Tranquil setting on the outskirts of Salcombe









PROPERTY DETAILS

Property Address
Osprey, Higher Batson, Salcombe, Devon, TQ8 8NF

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

Services
Mains electricity and water. Private drainage. Oil fired central heating connected to NEST.

EPC Rating
Current: 64, Potential: 71

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.

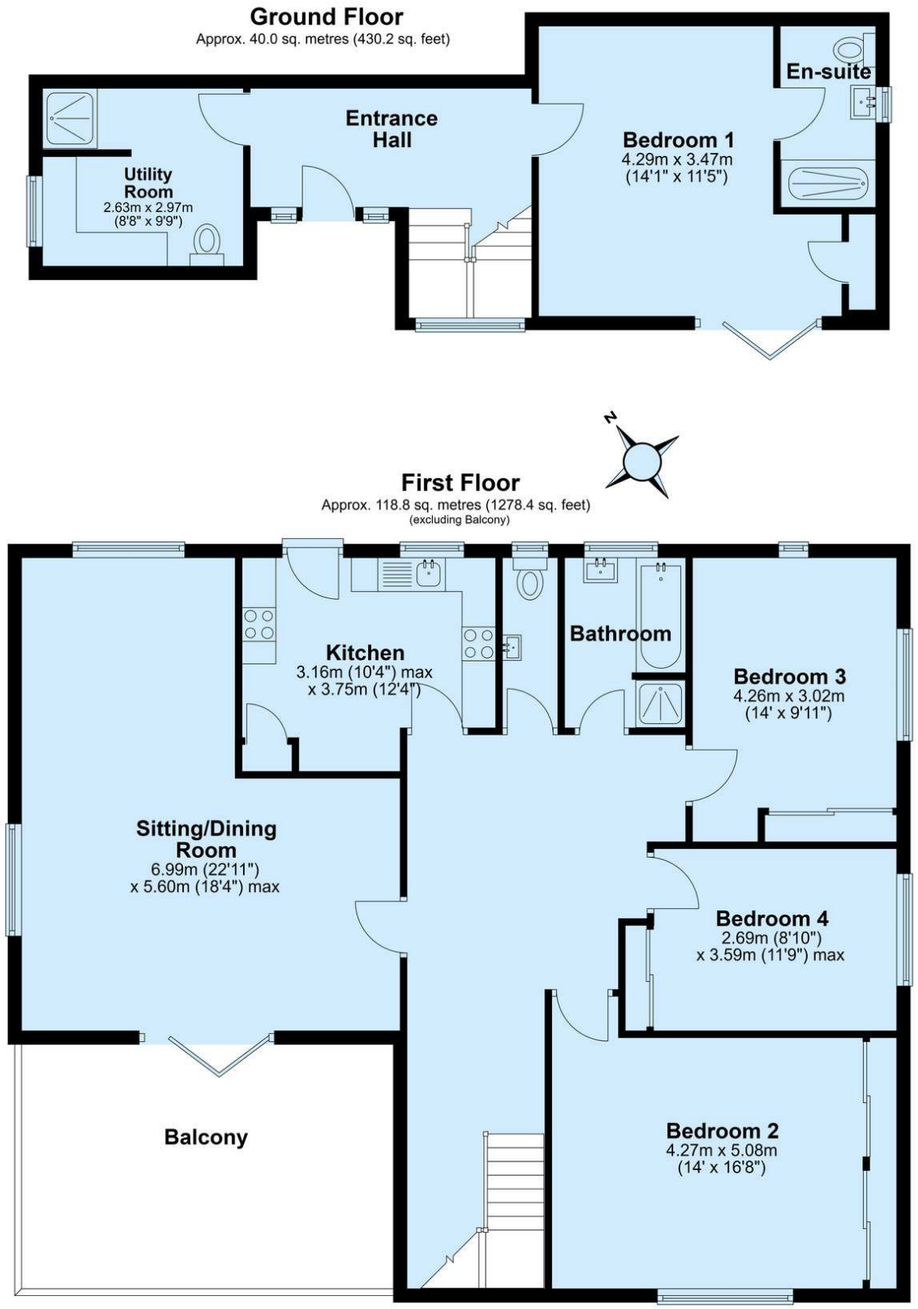
Directions
From Kingsbridge, take the A381 towards Salcombe. After passing through the village of Malborough, continue for approximately one mile, then take the third turning on the left, well before reaching the filling station on the outskirts of Salcombe. Proceed down the hill and take the next left turn. Osprey is located a few yards along on the left-hand side.

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



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.

FLOOR PLAN



Total area: approx. 158.7 sq. metres (1708.6 sq. feet)







MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Salcombe Office
01548 844473 | salcombe@marchandpetit.co.uk
24 Fore Street, Salcombe, TQ8 8ET

MARCHANDPETIT.CO.UK