

STONECROP SALCOMBE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



STONECROP

Enjoying a peaceful and elevated position on the edge of Salcombe, with beautiful countryside views across Batson Creek, Stonecrop is an immaculately presented detached four-bedroom home. Offering spacious and well-balanced accommodation, the property is complemented by a generous garden, a superb sun terrace, a garage, and ample off-street parking.

The property is entered via a spacious entrance hall, which provides access to the principal living areas. To the left, the impressive sitting and dining room benefits from limestone fireplace with log burner and hearth, triple-aspect windows flooding the space with natural light and enhancing the sense of openness and warmth. The adjoining kitchen is well-equipped with ample storage and offers direct access onto the sun terrace, creating an ideal setting for both everyday living and entertaining, with a seamless connection to the outdoors.

From the entrance hall, three well-proportioned bedrooms can be found, one of which benefits from its own en-suite shower room, while a family bathroom serves the remaining rooms.

Stairs from the kitchen lead to the first floor, where a superb principal suite occupies the upper level. This impressive space enjoys delightful views towards Batson Creek and benefits from a walk-in wardrobe and a spacious en-suite bathroom, creating a private and relaxing retreat.

Externally, the property continues to impress. To the front, there is ample off-street parking alongside a garage, offering excellent convenience. To the rear, a generous sun terrace provides the perfect vantage point to enjoy the surrounding scenery, leading down to a large, beautifully planted garden with a variety of mature shrubs, trees, and planting, creating a private and tranquil sanctuary. A useful utility room with w/c is also accessed from the terrace.

Overall, Stonecrop offers a rare and exciting opportunity to acquire a charming detached home set within a generous plot, with excellent potential, all enjoying an enviable elevated position above Batson Creek.

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

The beautiful estuary town of Salcombe is located in the heart of the South Devon region known as the South Hams, which is known for having an uncommonly temperate climate, verdant unspoilt countryside, hidden combs and a spectacular coastline. Arguably one of the most sought after waterfront locations in the UK, Salcombe is the perfect setting for this beautiful home. Once a thriving fishing village, Salcombe still retains much of its original





KEY FEATURES

- Detached four bedroom house
- Beautiful large garden and sun terrace
- Wonderful countryside views
- Immaculately presented throughout
- Entire first floor principal suite
- Garage and ample parking
- Tranquil setting on the edge of Salcombe





PROPERTY DETAILS

Property Address

Stonecrop, 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. Oil fired central heating. Private drainage.

EPC Rating

Current: 0, Potential: 0

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 left turn (this is well before reaching the filling station on the outskirts of Salcombe). Proceed down the hill and take the next left. Stonecrop will be located a few yards along on the right hand side.

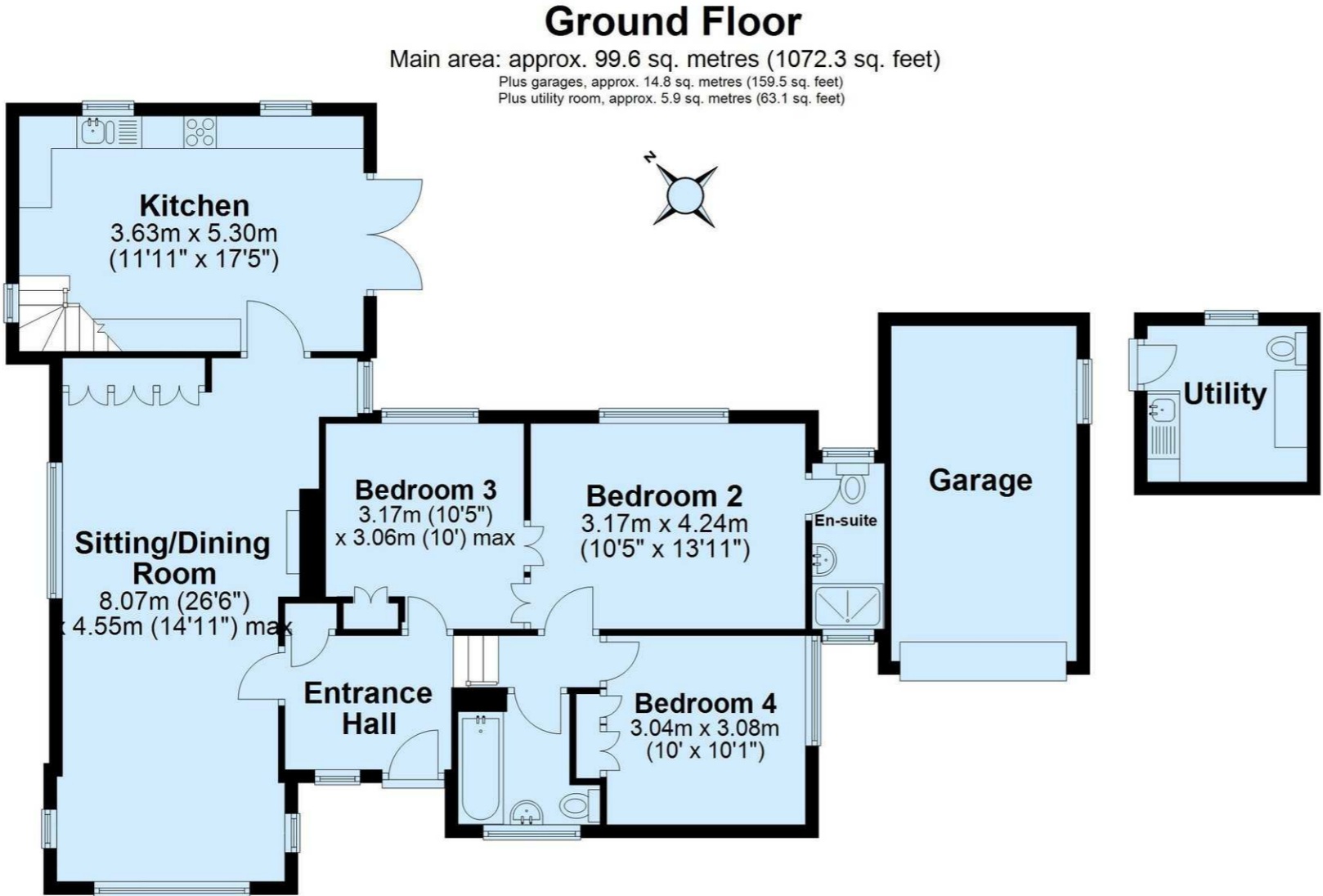
Viewing

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



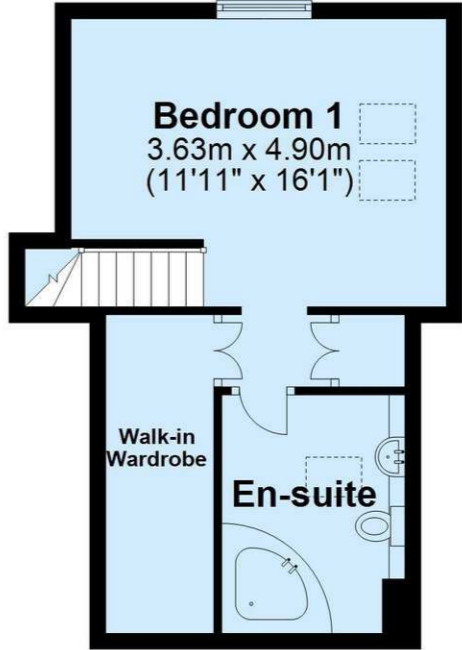
IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation 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



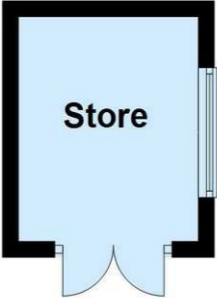
Main area: Approx. 133.4 sq. metres (1435.5 sq. feet)
 Plus garages, approx. 14.8 sq. metres (159.5 sq. feet)
 Plus store, approx. 6.4 sq. metres (69.2 sq. feet)
 Plus utility room, approx. 5.9 sq. metres (63.1 sq. feet)

First Floor
 Approx. 33.7 sq. metres (363.2 sq. feet)



Outbuildings

Plus store, approx. 6.4 sq. metres (69.2 sq. feet)





MARCHAND PETIT

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Totnes
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Lettings
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Prime Waterfront & Country House
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