

ALPINES SALCOMBE



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

ALPINES

Located in one of Salcombe's most sought-after residential areas, this spacious three-bedroom detached property presents an exceptional opportunity to create a dream coastal home. Just a short stroll from the vibrant town centre and picturesque harbour, the property enjoys delightful countryside views, generous off-street parking, and both front and rear garages.

Arranged over split levels, the accommodation is versatile, light-filled, and full of potential. The property currently comprises a kitchen, a generous dining room, and a spacious sitting room with dual-aspect windows that create a bright and airy living space while enjoying attractive countryside views. There are three bedrooms, including a principal bedroom with built-in storage and an en-suite shower room. A family bathroom and separate WC complete the accommodation.

Occupying a generous plot, the property enjoys a private driveway to the front providing off-street parking and access to the garage, while a second gated rear driveway leads to a substantial under-house garage, ideal for additional parking, storage, or workshop use. The lawned garden provides excellent outdoor space with further potential for landscaping or extension, subject to the necessary consents.

Offering fantastic potential for renovation and modernisation, this is a rare opportunity to acquire a substantial property in the heart of Salcombe, perfect for those looking to create a bespoke family home or a stylish coastal retreat.

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 charm and character. The property sits within the short distance of the town, with its many restaurants, local pubs and boutique shops.



PROPERTY DETAILS

Property Address

Alpines, Raleigh Road, Salcombe, Devon, TQ8 8AY

Mileages

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

Services

Mains electricity, water, and drainage.

EPC Rating

Current: 57, Potential: 70

Council Tax Band

D

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Fantastic potential for renovation and modernisation
- Spacious and generous accommodation
- Ample off-street parking with garages to the front and rear
- Good-sized garden
- Views towards the Salcombe Estuary and surrounding countryside
- Sought-after location close to the town centre and harbours

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, pass the filling station on your right-hand side. At the crossroads, turn left into Onslow Road. Take the first right into St Dunstons Road, then take an immediate left into Raleigh Road. Alpines will be found a short distance along on the left-hand side.

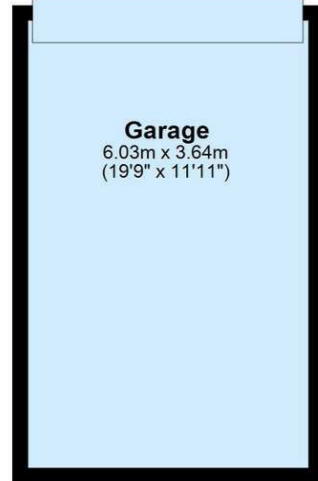
Viewing

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

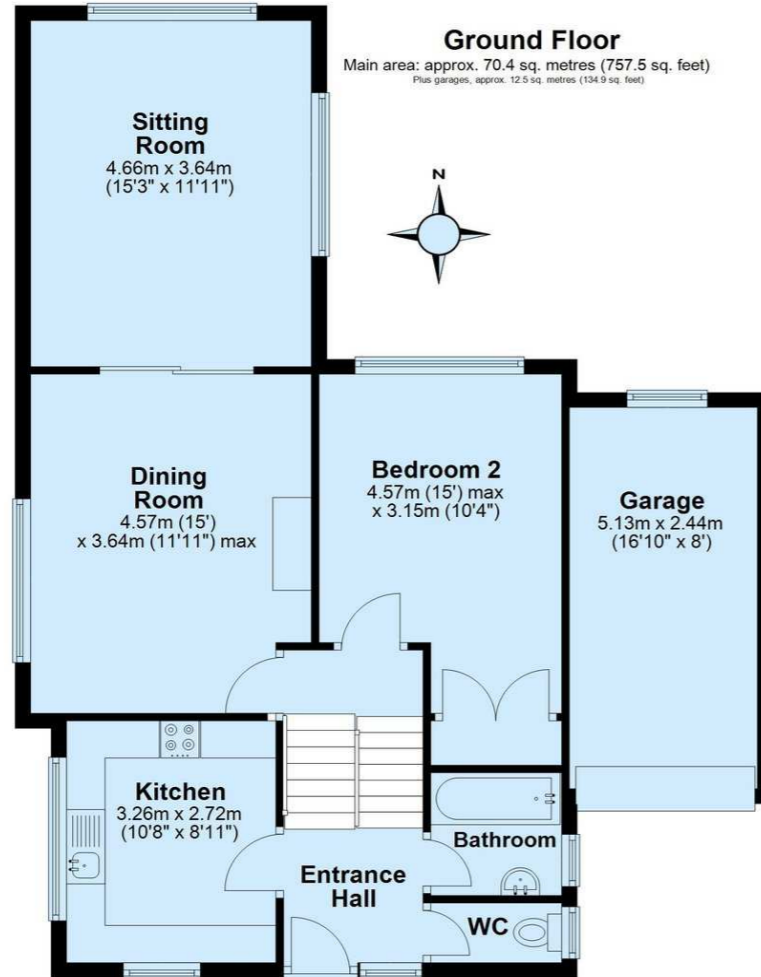


FLOOR PLAN

Lower Ground Floor
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 22.0 sq. metres (236.4 sq. feet)

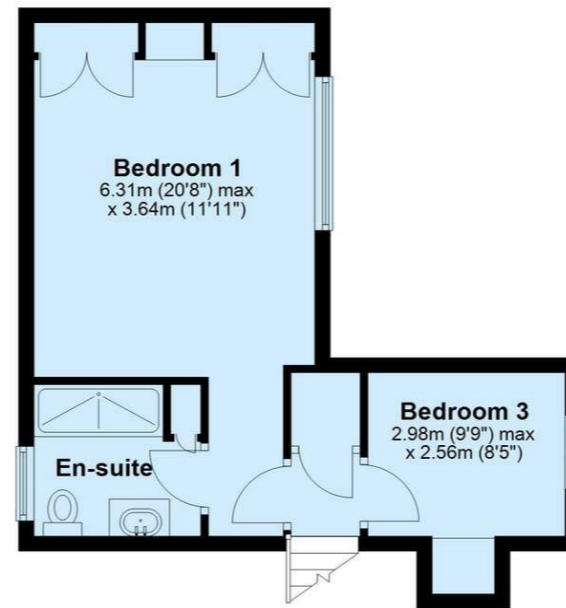


Ground Floor
Main area: approx. 70.4 sq. metres (757.5 sq. feet)
Plus garages, approx. 12.9 sq. metres (134.9 sq. feet)



Main area: Approx. 103.3 sq. metres (1112.4 sq. feet)
Plus garages, approx. 34.5 sq. metres (371.3 sq. feet)

First Floor
Approx. 33.0 sq. metres (354.9 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