



Bridleway House, Moulton Hill, Salcombe

Guide Price £2,750,000

HARRIET
GEORGE



Bridleway House

Moult Hill, Salcombe

- Stylish contemporary home
- Peaceful, woodland setting
- An abundance of entertaining space
- Underfloor heating throughout
- Substantial modern barn with car port and store room
- Gated driveway parking
- EV charging point, solar panels and battery
- Wonderful storage
- Double garage
- No onward chain

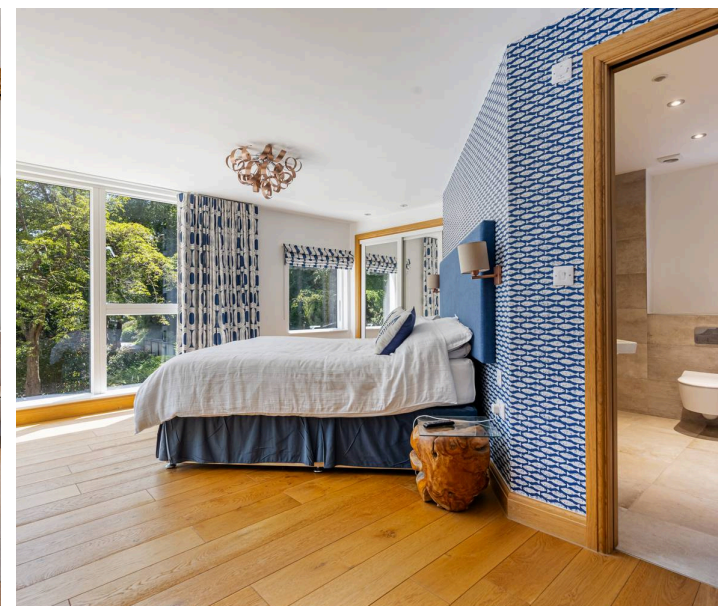
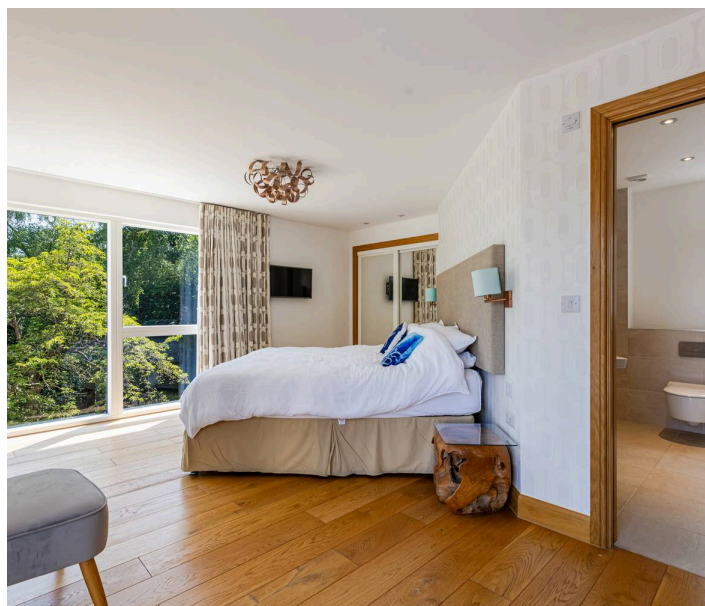
The beautiful estuary town of Salcombe is located at the heart of the much sought after area of South Devon known as the South Hams. The region is known for having a particularly benign climate and consists of lush, unspoilt countryside, hidden coombes and a spectacular coastline. The vibrant town of Salcombe, once a thriving fishing village, retains much of its original charm and character.

The town's many restaurants, local pubs and lively shops are all within walking distance of the property. The Salcombe Estuary has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dinghy sailing, water sports, boating and long walks along the beautiful coastline.

Bridleway House is situated midway between the beaches at North and South Sands and only a 5 minute walk, via the bridleway at the bottom of the property, to the popular Winking Prawn beach cafe and restaurant. South Sands has two boutique hotels, a watersports centre with cafe and the South Sands Ferry.

Council Tax band: H

Tenure: Freehold



Bridleway House is an ultra-modern home arranged over three floors. with spacious accommodation which lends itself perfectly to inside and outside entertaining.

Throughout the house the overriding focus is one of generosity. The impressive entrance hall has a feature triple height window that frames the superb glass and oak staircase with LED lighting. The open plan kitchen dining room has floor to ceiling windows and doors leading out to paved terraces overlooking the gardens. The sitting room with wood burning stove has bi-fold doors to a covered terrace with electric sides and roof, making it usable in all weather. There is also a prep kitchen, boot room, home office and utility room on this level.

Spanning three floors, Bridleway House boasts five en-suite bedrooms, most have views through the trees to the sea. The standout principal suite has an opulent bathroom and walk-in wardrobe.

A modern barn has a ground floor boat store / car port and a garage / garden store and on the first floor is a studio with kitchenette and shower room. In addition, there is a double garage and boiler room.

Bridleways stands in over 1.25 acres of beautifully landscaped gardens with mature trees and pathways meandering through tall trees. The gardens offers wonderful seclusion and privacy with access to North Sands beach via the bridleway at the back of the property.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating with plumbing for air source heat pump. Solar panels and battery storage.

DIRECTIONS

What3Words - saunas.marsh.jeering





Approximate Gross Internal Area = 547.1 sqm / 5889 sq ft



5 6 2
Illustration for identification purposes only,
measurements are approximate, not to scale.

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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.