



Shute Farm House, Higher Batson

Guide Price £1,950,000

HARRIET
GEORGE



Shute Farm House

Higher Batson, Salcombe

- A charming Georgian farmhouse
- Less than a mile from Salcombe town centre
- Peaceful rural location
- Sympathetically renovated and extended
- Mark Wilkinson kitchen with AGA
- Garden room with wood burning stove
- Heritage Oak double garage
- Delightful gardens with expansive lawned areas
- Gated driveway with ample parking
- Easily accessible to a myriad of footpaths

Salcombe is renowned as a sailing and boating centre located beside one of the loveliest estuaries in the South West with miles of sheltered water and fine sandy beaches on either side towards its mouth. The popular town has an excellent range of shops, pubs and restaurants.

Higher Batson is found in the countryside that borders Salcombe above the peaceful and picturesque surroundings of Batson Creek which leads into Salcombe Harbour. The town centre is no more than a mile away, whilst nearer still are the boat parks, slipways and mooring pontoons of Batson and Shadycombe Creeks. It is a much sought after location for those looking to access the town without being in the hustle and bustle.

Council Tax band: G

Tenure: Freehold

EPC Rating: F



This immaculately presented former farmhouse has been extensively renovated and extended by the current owners and perfectly marries modern living with beautifully proportioned rooms and period features which include sash windows, shutters and window seats.

The generous living accommodation on the ground floor comprises a bespoke kitchen with AGA and space to dine which is clearly the heart of the home. The triple aspect sitting room has an open fire and pretty countryside views across the unspoilt valley. A Carpenter Oak extension compliments the character of the original house with vaulted ceiling and bi-fold doors to the garden. On the floor below is a study which could easily be a guest bedroom with shower room adjacent. There is also a generous utility/boot with French doors to outside.

On the first floor are four delightful bedrooms. The principal bedroom has a few steps down to a generous bathroom with central free standing bath and bespoke cabinetry. A family bathroom serves the other bedrooms.

The house stands in delightful, mature gardens backing on to unspoilt farmland. A large deck outside the garden room has a sunken hot tub with level lawn beyond. Steps lead up to a further lawn with fruit trees, raised beds and garden shed.

There is plenty of parking on the gravel driveway and access to the double garage.

This stylish home is immaculately presented throughout and is a rare opportunity to acquire a traditional home in a much sought after location on the edge of Salcombe.

SERVICES

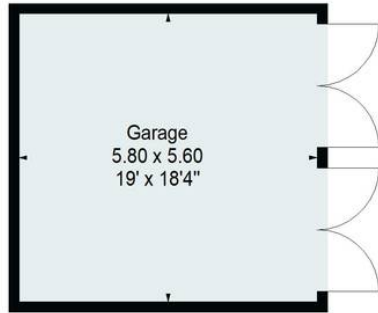
Mains water and electricity. Private drainage. Oil fired central heating.





Approximate Gross Internal Area = 263.7 sqm / 2839 sq ft
(Excluding Garage)

Garage
Approximate Gross Internal Area = 32.5 sqm / 350 sq ft



First Floor



Ground Floor



Upper Ground Floor



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.