

9 LONGFIELD DRIVE
SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



9 LONGFIELD DRIVE

Occupying a generous plot in one of Salcombe's most desirable residential addresses, this exceptional detached home has been comprehensively remodelled and refurbished to an outstanding standard, creating a beautifully balanced family residence that combines contemporary design with luxurious finishes throughout. Enjoying far-reaching views across the surrounding countryside, the property is perfectly positioned to take advantage of the nearby bridleway providing easy access to the sandy shores of North Sands Beach.

Thoughtfully redesigned with meticulous attention to detail, the property showcases an impressive specification including Ted Todd engineered oak flooring, Fired Earth tiles, Brockway carpets, bespoke plantation shutters and blinds, together with beautifully appointed bathrooms featuring Mandarin Stone tiles, Hansgrohe sanitary ware, Duravit fittings and Lusso Stone vanity units. Every element has been carefully considered to create a home of exceptional quality.

A welcoming entrance hall, complete with bespoke storage and display shelving, provides an elegant introduction to the accommodation along with utility cupboard. Beyond lies the spectacular open-plan kitchen, dining and living space - undoubtedly the heart of the home. Flooded with natural light and designed for modern family living, this superb room seamlessly connects with the expansive terrace through wide bi-fold doors, creating effortless indoor-outdoor living while framing the wonderful countryside views.

The bespoke Masterclass H-Line handleless kitchen is beautifully crafted and fitted with a range of integrated AEG appliances, generous storage and a large central island, making it equally suited to everyday family life and entertaining. The adjoining dining area and relaxed seating space create a sociable environment where family and friends can gather throughout the year.

Also on the ground floor are two spacious double bedrooms, each benefiting from stylish en-suite shower rooms finished to the same impeccable standard found throughout the property.

A striking staircase rises to the first floor where the principal bedroom enjoys a luxurious en-suite shower room finished with Mandarin Stone tiling, a walk-in shower, Duravit Starck WC, Lusso Stone vanity unit and Hansgrohe fittings. A further double bedroom with generous storage, contemporary family bathroom and a substantial storage room complete the first-floor accommodation.

Outside, the beautifully landscaped gardens have been thoughtfully designed to complement the home's stunning setting. A series of seating terraces and sheltered areas provide the perfect places to relax, dine or entertain whilst enjoying the panoramic countryside outlook. A dedicated fire pit area creates an inviting space to unwind on summer evenings, while mature planting and carefully selected shrubs provide colour, texture and year-round interest.

Completing this outstanding home is a detached double garage and extensive private parking, offering practicality alongside the property's impressive presentation. Beautifully finished, impeccably maintained and ready for immediate occupation, this is an exceptional family home in one of Salcombe's most sought-after locations.

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. More extensive shopping and amenities are available in Kingsbridge.





KEY FEATURES

- Impressive and modern four-bedroom detached home
- Stunning views across the wooded valley and surrounding countryside
- Wonderful open-plan living area with patio doors opening onto the terrace
- Spacious accommodation, immaculately presented throughout
- Three modern en-suite shower rooms, plus a separate family bathroom
- Beautiful, generous rear garden with a terrace and lawn
- Double garage with a private driveway and ample off-street parking





PROPERTY DETAILS

Property Address

9 Longfield Drive, Salcombe, Devon, TQ8 8NT

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. Gas central heating with 300L hot water tank in the garage. Under floor heating throughout the ground floor.

EPC Rating

Current: C, Potential: C

Council Tax Band

E

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

Upon entering Salcombe, turn right at the first crossroads onto Beadon Road. Take the first turning on the right into Longfield Drive, and the property will be located on your left hand side.

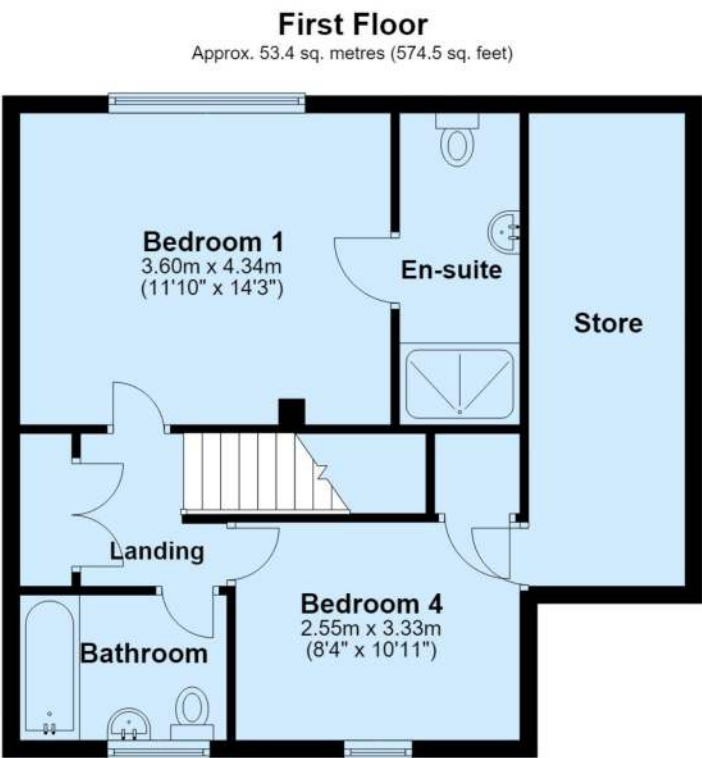
Viewing

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



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FLOOR PLAN



Total area: approx. 175.5 sq. metres (1888.7 sq. feet)





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