



# BATSON HOUSE

Salcombe, Devon



A BEAUTIFULLY PRESENTED AND PRETTY THREE STOREY VICTORIAN HOUSE IN AN IDYLIC SETTING, WITHIN A SMALL HAMLET, CLOSE TO SALCOMBE, AND A FEW YARDS FROM BATSON CREEK

**Summary of accommodation**

**Ground Floor:** Sitting room | Kitchen/dining room | Utility room | Cloakroom

**First Floor:** Bedroom/shower room suite | Two further bedrooms and bathroom

**Second Floor:** Principal bedroom/shower room suite | Two further bedrooms and bathroom

**Outside:** Front and rear gardens and terraces | Parking area | Boathouse

**Distances:** Salcombe Harbour 1.5 miles, Kingsbridge 5 miles, Totnes 20 miles, Plymouth 24 miles, Exeter 47 miles  
(All distances are approximate)

# SITUATION

Batson is a delightful hamlet at the edge of Salcombe, within a gorgeous valley, either side of Batson Creek, which runs into Salcombe Harbour. The town centre is within a mile and closer are the boat parks, slipways and mooring pontoons of Batson and Shadycombe Creeks.

Situated within the South Devon National Landscape area, and once a thriving fishing village, Salcombe retains much of its original charm and character. Renowned for its crystal clear, turquoise waters, it is one of the South West's most desirable coastal towns, famed for its sailing heritage, beaches and relaxed coastal lifestyle, with picturesque harbour, independent shops, boutiques, cafés, pubs and fine dining restaurants.

Salcombe is a famous yachting centre and provides an ideal base from which to explore the beautiful estuaries and harbours of the West Country, or The Channel Islands and France.

The golden beaches of North and South Sands offer calm waters for swimming and paddleboarding and there is spectacular coastal walking along the South West Coast Path. The Salcombe/Kingsbridge Estuary has many coves and sheltered anchorages making it an excellent base for boating, dinghy sailing and other water sports. Local events include the Salcombe Regatta, food and music festivals and the annual Crab Festival.

A more extensive range of local amenities, including supermarkets, are available in the picturesque nearby market town of Kingsbridge, at the head of the Kingsbridge Estuary.

The South Hams area of South Devon is renowned for its delightful rolling countryside dotted with pretty villages and towns, and its spectacular coastline with beaches, estuaries, coves and rocky cliffs.

In both Plymouth and Totnes there are stations with mainline connections to London (Paddington) and from Plymouth there are ferries to France and Spain. The A38 dual carriageway leads from Plymouth to Exeter, where there is access onto the M5 motorway and an airport.



# THE PROPERTY

Batson House is a pretty three storey Victorian house, situated within a few yards of the idyllic tidal creek at Batson, and just a 15 minute ( mostly flat ) walk into Salcombe.

The house has been stylishly renovated and provides excellent, well presented, family accommodation, currently being used as a second home and successful and popular holiday let.

At the front of the house is a stone paved terrace, partly covered by a verandah, and the front door opens into the spacious, open plan, kitchen/ dining room with exposed boarded flooring, bay window and fitted kitchen. A door from here leads through to the large, light, sitting room, also with exposed boarded flooring, bay window, and fireplace with woodburner.



To the rear is the utility room and cloakroom and stairs from the kitchen/dining room rise to the first floor with bedroom/shower room suite and two further bedrooms and bathroom. Two of the bedrooms have fitted wardrobe cupboards and, on the second floor is the principal bedroom/shower room suite and, again, two of the bedrooms having fitted wardrobe cupboards. There are good quality fixtures and fittings throughout the house.

The second floor landing has a full height, glazed, gable end with door to a walkway across to the good sized, sloping, garden to the rear, enclosed by a stone wall along one side and post and rail fencing to the others.

To the front of the house is a smaller, partly walled, garden with level lawn and paved terrace area at the end with a glimpse of the creek.

Steps lead down to the road and, on the opposite side of the road, is a large parking area and a stone built boathouse.

## PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains, water, electricity, and drainage. Oil fired heating.

**Local Authority:** South Hams District Council

**EPC:** E

**Council Tax:** Business rates

**Directions:** TQ8 8NJ

**What3words:** ///owls.disprove.curiosity

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area  
185.9 sq.m. (2001 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted  
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