

5 LONGFIELD DRIVE
SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

5 LONGFIELD DRIVE

This exceptionally spacious detached property is located in a popular residential area of Salcombe, benefiting from a nearby bridleway that leads to the beach at North Sands.

The versatile accommodation is spread across two floors, with a main reception hall leading to an open plan kitchen/dining room. The modern kitchen features integrated appliances and a breakfast bar. The south-facing sitting room is bright and airy, with a large picture window that allows natural light to flood the space. A feature fireplace with a wooden mantel adds to the character. The ground floor also offers a bedroom with an en-suite shower room, a study, and access to the double integral garage, which also includes a utility room with convenient access to both the kitchen area and the front and rear gardens.

On the first floor, there are four generously sized bedrooms, including a master bedroom with an en-suite, as well as a separate family bathroom.

Outside, the property sits on an expansive plot, with a long driveway offering ample parking for several vehicles and boat storage. The rear garden is mainly laid to lawn, with sun terraces, and offers stunning views of the surrounding open countryside.



PROPERTY DETAILS

Property Address

5 Longfield Drive, Salcombe, 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. Oil central heating.

EPC Rating

Current: 49, Potential: 73

Council Tax Band

E

Tenure

Freehold

Authority

South Hams District Council

Key Features

- Sought after residential area
- Beautiful countryside views
- Spacious accommodation throughout
- 5 Bedrooms
- Landscaped gardens to front and rear
- Attached double garage with utility room

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.



FLOOR PLAN



Total area: approx. 202.3 sq. metres (2177.8 sq. feet)



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