

16 ALSTON RISE MALBOROUGH



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

16 ALSTON RISE

A beautifully finished four-bedroom home, 16 Alston Rise occupies a prime position within this exclusive, private development in the heart of the South Devon Area of Outstanding Natural Beauty. Surrounded by rolling countryside and mature treelines, this thoughtfully designed property offers a rare opportunity to enjoy modern living in one of the region's most sought-after locations.

Perfectly suited for families, second-home buyers, or those seeking a peaceful relocation, 16 Alston Rise combines a high-specification interior with generous outdoor space. The property includes private off-street parking, a fully landscaped rear garden, and forms part of a quiet enclave that features traditional Devon walls and sympathetic planting to blend beautifully with its surroundings.

Inside, the home showcases a hand-selected specification of quality finishes and fittings throughout:

- Four spacious bedrooms, including a master bedroom with en suite shower room
- Contemporary family bathroom finished to a high standard
- Dark blue shaker-style kitchen with quartz worktops and Neff appliances including a double oven, induction hob, built-in fridge/freezer, and dishwasher
- Engineered washed oak flooring to the ground floor living areas
- Spacious open-plan layout designed for seamless indoor-outdoor living
- Porcelanosa tiling in the bathrooms, including full-height tiling to bath and shower areas
- Contemporary bathroom suites featuring Duravit sanitaryware and Vado fittings
- Cavalier and Telenzo carpets to bedrooms and landing
- Cat 5 network points for modern connectivity
- Slimline sockets and switches for a clean, premium look
- Solar panels and provision for an EV charger to support sustainable living

Externally, number 16 benefits from a corner plot location with soft landscaping to the front and rear gardens, creating a tranquil outdoor retreat ideal for entertaining or relaxing. Every detail—inside and out—has been considered to deliver comfort, efficiency, and timeless style.

All homes at Alston Rise come with a 10-year warranty, giving peace of mind to homeowners investing in quality, longevity, and location.

Malborough is a popular village with the benefit of a small supermarket/filling station, two pubs, a church and a primary school. It lies just inland from the beautiful coast, spectacular cliffs, coves and beaches of southern-most Devon. Salcombe is situated close by with its picturesque estuary renowned for its sailing and sandy beaches. At the head of the estuary Kingsbridge town provides a comprehensive range of shops and other facilities.



PROPERTY DETAILS

Property Address

16 Alston Rise, Malborough, Kingsbridge, Devon, TQ7 3DH

Mileages

Salcombe 2.5 miles, Kingsbridge 3.5 miles, Totnes 16 miles (distances are approximate)

Services

Mains electricity, water, and drainage. Solar panels. EV charging point.

EPC Rating

Current: 93, Potential: 100

Council Tax Band

TBC

Tenure

Freehold

Authority

South Hams District Council

Key Features

- 4 Large double bedrooms
- Off street parking for 3 vehicles
- EV charging point
- NEFF appliances
- Large open plan kitchen dining
- Solar panels

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

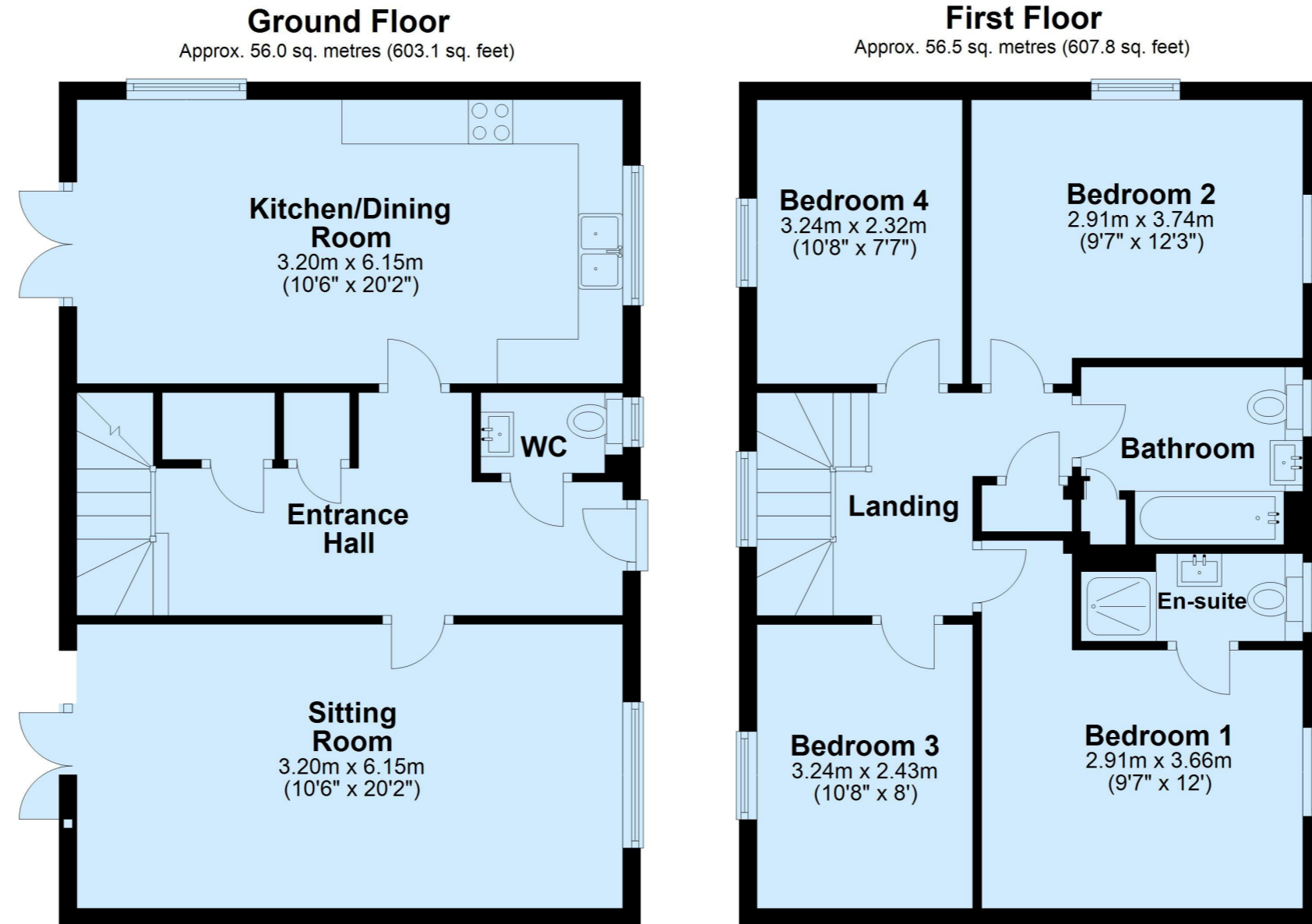
From Kingsbridge, take the A381 to West Alvington. Stay on this road for approximately 3.5 miles, and just before entering the village of Malborough, the entrance to Alston Rise will be found on your right-hand side.

Viewing

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



FLOOR PLAN



Total area: approx. 112.5 sq. metres (1210.9 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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Modbury
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Newton Ferrers
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Salcombe
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Totnes
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Lettings
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