

COMPASS COTTAGE
EAST PORTLEMOUTH, SALCOMBE

FOR SALE BY AUCTION



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



COMPASS COTTAGE

FOR SALE BY AUCTION UNLESS PREVIOUSLY SOLD

Tucked away in the picturesque village of East Portlemouth, Compass Cottage is a spacious detached four-bedroom home offering a rare opportunity to create your dream property in one of the South Hams' most desirable locations. Just a 10-minute walk from the East Portlemouth ferry to Salcombe and moments from the stunning local beaches, the setting is truly exceptional.

Currently arranged over two self-contained levels, the layout offers great flexibility, ideal for multi-generational living, guest accommodation, or reconfiguring into one expansive family home. On the lower ground floor, you'll find a central kitchen flanked by two bedrooms and a separate shower room. The upper floor features a generous entrance hall, a bright kitchen-diner, two additional bedrooms, a family bathroom, and a separate shower room. The spacious sitting room, filled with natural light, opens onto a balcony with views across the estuary to Salcombe.

Externally, the property benefits from off-street parking for 2 to 3 cars, a garage, and a well-maintained garden offering a peaceful outdoor space to unwind.

While Compass Cottage would benefit from modernisation, it presents an exciting opportunity to update and personalise a home in an unrivalled coastal location.

METHOD OF SALE - The property will be offered for sale at Harbour House, Kingsbridge, TQ7 1JD subject to a reserve price on the 17th September 2026 at 3PM prompt. Unless previously sold.

DEPOSIT - A 10% deposit based on the sale price will be payable at the fall of the hammer and in addition a 1% buyer's premium will be payable to the vendor's sole selling agents by means of a BACS payment at the time and venue of the auction.

PROXY BIDS - Those not able to attend the auction but intend to use a proxy must complete and return a proxy form and have with them at the time of the auction a cheque made payable to the vendor's solicitor for 10% of the guide price.

SPECIAL CONDITIONS OF SALE - Copies of the Special Conditions of Sale can be obtained from either the vendor's sole agents, Marchand Petit, Salcombe Office, salcombe@marchandpetit.co.uk, 01548 844473, or from the vendors solicitors, Samuels Solicitors LLP, 01548 859303, ggb@samuels-solicitors.co.uk

BUYERS PREMIUM - A Buyer's Premium of 1% plus VAT of the hammer price will be payable to the sole agents and auctioneers in addition to the purchase price and deposit payable to the vendor's sole agent at the auction. In the event the property is sold prior to auction or after the auction the Buyer's Premium remains payable to the vendors sole agent in accordance with the contract.

MONEY LAUNDERING REGULATIONS - All interested buyers attending the auction and intending to bid should register for anti-money laundering purposes providing proof of identity and address in order that we can comply with Money Laundering Regulations.

COMPLETION- To be agreed.

AUCTION CONDITIONS - Our standard auction conditions can be viewed on our website under Marchand Petit's Standard Auction Conditions.
<http://rtsites.rtsb.net/Sites/486/Themes/PropertyPortals/TV2/pdf/CommonAuctionConditions.pdf>

VIEWINGS- Strictly by appointment with the vendors sole agents, Marchand Petit, Salcombe, 01548 844473





KEY FEATURES

- 4-bedroom detached property
- 10-minute walk to the Salcombe ferry
- Close to East Portlemouth Beach
- Flexible accommodation
- Ready for modernisation
- Countryside and water views
- Off-street parking





PROPERTY DETAILS

Property Address

Compass Cottage, East Portlemouth, Salcombe, Devon, TQ8 8PE

Mileages

Salcombe via passenger ferry 1.5 miles, Kingsbridge 8 miles, A38 Devon Expressway 17 miles, Totnes 17 miles (distances are approximate)

Services

Mains electricity, water, and drainage. Electric heating.

EPC Rating

Current: F, Potential: D

Council Tax Band

F

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

From Kingsbridge, take the A379 coastal road towards Dartmouth. After about 3 miles, turn right in the centre of the village of Frogmore, signposted East Prawle/East Portlemouth, and follow this road for nearly a mile before turning left, also signposted East Prawle. Continue on this road through the hamlet of Ford and up the hill on the other side. At the T-junction, turn right, following the signposts for East Prawle and East Portlemouth. Proceed along this road and turn right, signposted East Portlemouth. About half a mile past the Village Farm shop, Compass Cottage is on your left hand side via a wooden gate.



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.

FLOOR PLAN



Total area: approx. 167.7 sq. metres (1805.0 sq. feet)



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