

KINRARA
SANDHILLS ROAD, SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



KINRARA

Kinrara is perched in a wonderful prime location on the prestigious Sandhills Road, occupying a generous plot that offers elevated, stunning rural and sea views. It is also just a short walk from Salcombe's North Sands Beach and within walking distance of Salcombe town centre, making it a highly desirable property.

Offering an exceptional opportunity to acquire a generously proportioned three-bedroom semi-detached home, Kinrara boasts fantastic potential for modernisation and renovation, allowing purchasers to create a truly special coastal residence.

The property is entered via a central entrance hall, with the ground floor comprising three expansive, light-filled reception rooms, including a spacious dining room and a large sitting room that opens into a generous conservatory, all commanding lovely rural views. The kitchen offers integrated appliances and ample cupboard space, while a practical porch and a family bathroom complete the ground floor accommodation.

Upstairs, there are three generously sized double bedrooms, two of which benefit from en-suite shower rooms, together with a separate WC, providing ample space for comfortable family living and future enhancement.

Outside, the property is complemented by a wonderful mature garden that takes full advantage of its glorious location and far-reaching views. Benefiting from its own unique microclimate, the garden supports a wide variety of plants and shrubs. Kinrara also benefits from two garages, two external stores, a summer house, and a driveway providing plentiful off-street parking.

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. The Salcombe Estuary has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dingy sailing, water sports, boating and long walks along the beautiful coastline.





KEY FEATURES

- Highly sought-after location on Sandhills Road
- Stunning views across the Salcombe Estuary and surrounding countryside
- Three generously sized double bedrooms
- Two en-suite shower rooms plus a family bathroom
- Within a short walk of North Sands Beach and Salcombe's town centre amenities
- Beautifully landscaped mature gardens surrounding the property
- 2 Garages and private driveway providing ample off-street parking





PROPERTY DETAILS

Property Address

Kinrara, Sandhills Road, Salcombe, TQ8 8JP

Mileages

Malborough 2.5 miles, Kingsbridge 6 miles, Plymouth 24 miles,
A38 Devon Expressway 16 miles (distances are approximate)

Services

Mains electricity, gas, water and drainage.

EPC Rating

Current: 69, Potential: 80

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

On entering the town of Salcombe, continue straight along Main Road. Follow this road as it bends around the corner, and immediately after the left turn onto Devon Road, turn right onto Sandhills Road. Take the first sharp right hand bend, followed by the next hard left hand bend. Just before the next right hand bend, turn right into the private driveway for Kinrara and The Palms.

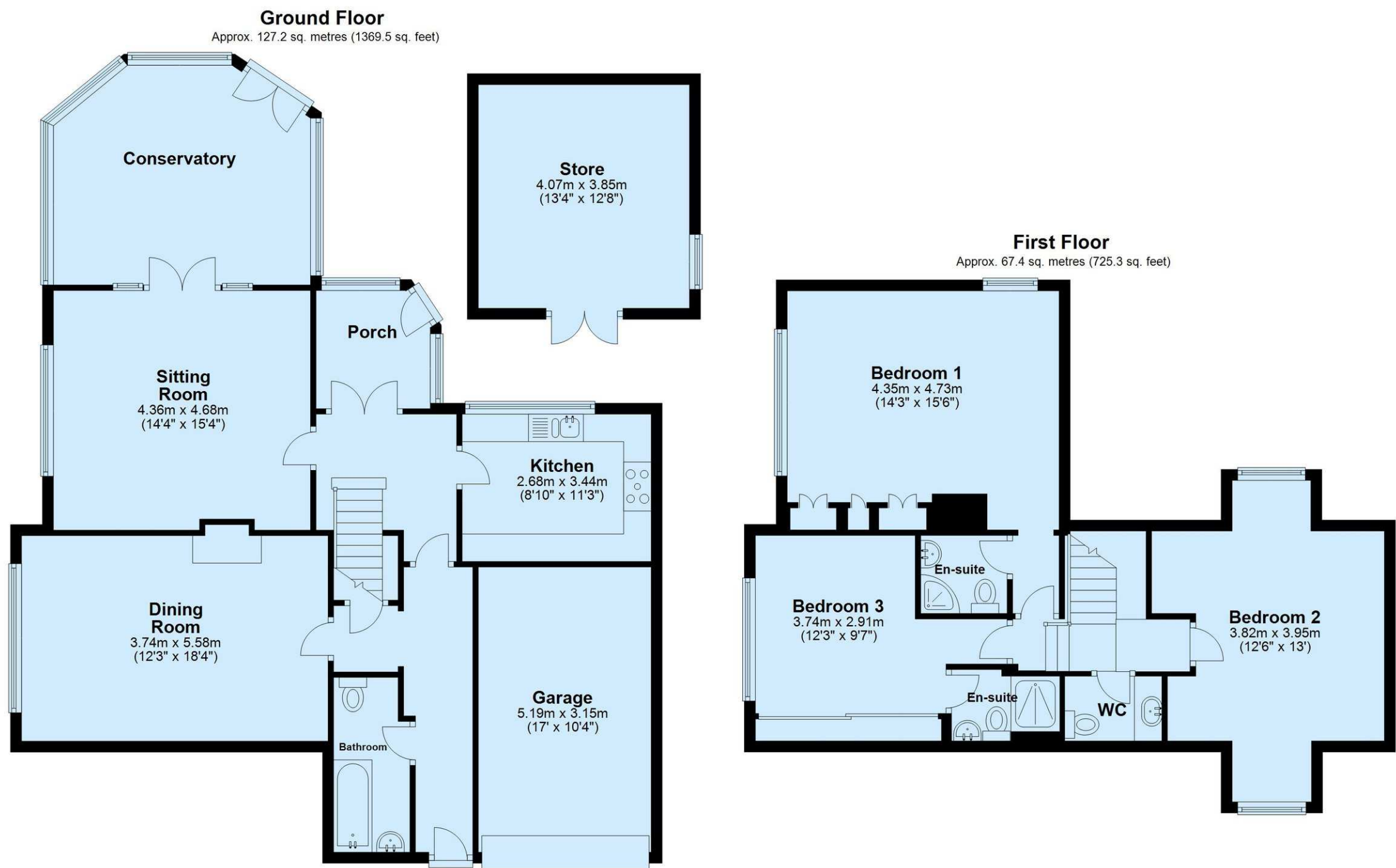
Viewing

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



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FLOOR PLAN



Total area: approx. 194.6 sq. metres (2094.7 sq. feet)



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