

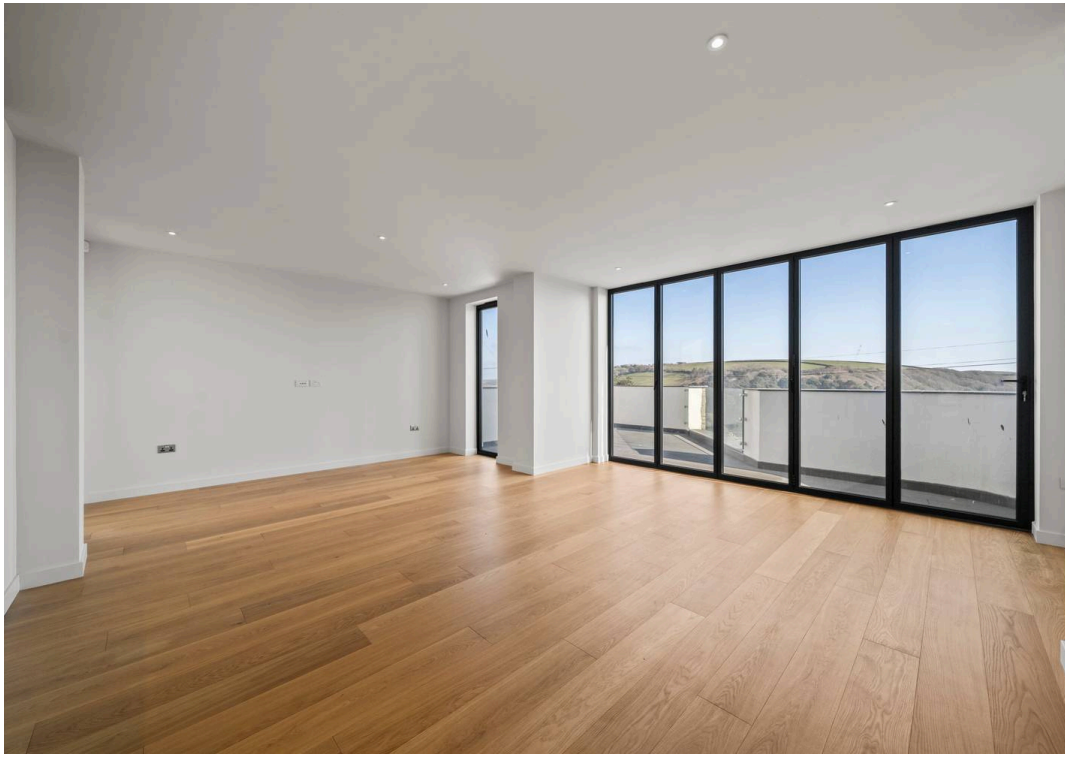
Four Winds, Devon Road, Salcombe

Fixed Price £2,750,000

HARRIET GEORGE









Four Winds

Devon Road, Salcombe

- A magnificent brand new contemporary home
- Estuary views
- High specification throughout
- Adaptable accommodation extending to over 3300 sq ft
- "A" rated energy efficiency
- Extensive easily maintained outside space
- Walking distance of the town and harbour
- App controlled Air Source Heat Pump
- Garage with electric charging point
- 10 Year build warranty

Located within the South Devon Area of Outstanding Natural Beauty, Salcombe is renowned for its gorgeous golden beaches, rolling green hills and fine selection of on and off-water activities.

Salcombe offers two sandy beaches, North Sands and South Sands and a short boat trip across the water to East Portlemouth provides access to a long sandy beach with hidden coves backed by woodland and coastal paths.

The house is ideally positioned for easy access to North Sands. Four Winds occupies a commanding position in an elevated position on Devon Road, within about seven minutes walk from the centre of Salcombe and the many restaurants, pubs and boutique shops.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A







Four Winds is an ultra-modern house with designer kitchen and bathrooms, glass-sided staircase, bespoke lighting and cinema room; throughout the house the overriding focus is one of generosity.

The entrance level features a cinema room and two double bedrooms offering fine conversion opportunities for a gym, children's playroom or games room. Both open out onto a stylish sunken patio. There is also an integral garage and utility room.

The main living area on the first floor has a luxury open plan kitchen dining space which opens out to the rear garden. Floor to ceiling bi-fold doors at the front lead out to the terrace which is an extension of the living accommodation and enjoys the south east facing water view.

The opulent guest bedroom is on the second floor, offering visitors or other family members a balcony and generous en suite in addition to ample space. Two other large double bedrooms and a shared designer bathroom complete this floors spacious sleeping accommodation.

On the top floor is the airy master bedroom suite - comprising a sea-view terrace, luxurious en-suite bathroom and large dressing room with balcony.

Four Winds celebrates space and entertainment and viewing is highly recommended to appreciate all this fabulous home offers.

SERVICES

Mains drainage and electricity. App controlled air source heat pump for heating and hot water. Underfloor heating throughout.











Approximate Gross Internal Area = 311 sqm 3347 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Harriet George Properties Limited

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.