

41 Fore Street, Salcombe

Price £1,250,000

HARRIET GEORGE

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Salcombe

A recently renovated historic cottage with beautiful estuary views, conveniently located for easy access to the town and water.

Salcombe is one of the most sought after addresses on Devon's south coast and for good reason; the town is situated on the Kingsbridge and Salcombe Estuary, flanked by the glorious rolling countryside of the South Hams and is renowned for its micro climate which makes it an ideal place for year round living.

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.

Marlin Cottage is ideally positioned in the very heart of the town, a short ferry ride from the East Portlemouth beaches and readily accessible to the harbour and the town's wonderful amenities.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E









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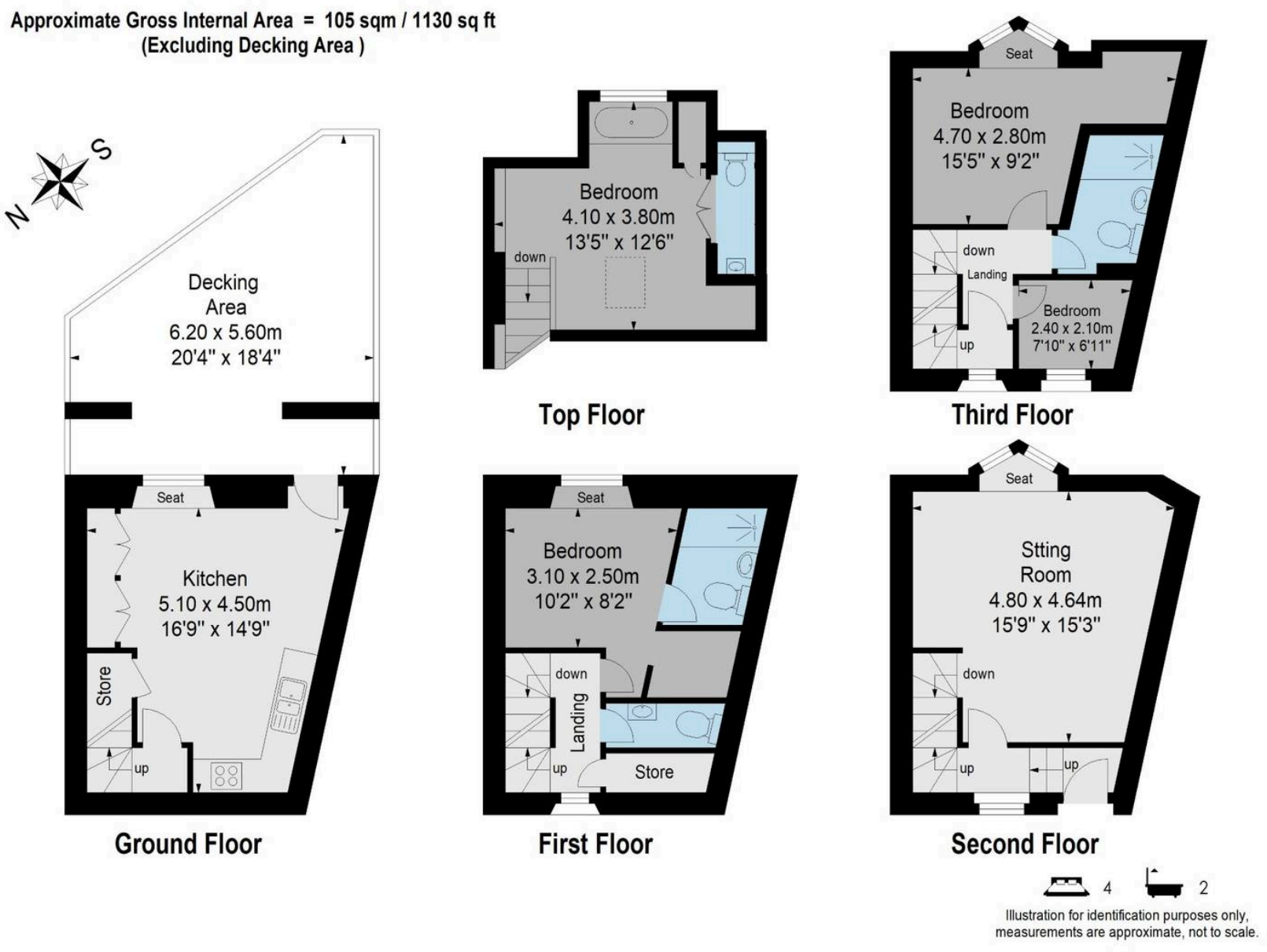
Occupying an enviable position, just moments from the water's edge, this iconic Salcombe cottage was thoughtfully refurbished by the current owner and offers comfortable accommodation that oozes coastal charm with estuary views from every floor.

The sitting room, which is accessed from street level, has an oriel window with space to sit and enjoy the captivating estuary views. Stairs lead down to the first floor where there is a double bedroom with en-suite shower room and separate cloakroom. On the lower ground floor is the well equipped kitchen with space to dine and access to the garden.

There are three further bedrooms and a family shower room on the upper two floors. The top bedroom has a perfectly positioned bath with sensational views of the estuary, harbour and across to the beaches on the East Portlemouth shoreline and en-suite WC.

At the back of the cottage is a spacious decked entertaining terrace and from here steps lead down to the waters edge - perfect for launching paddleboards or accessing the beach that runs along the west side of the estuary at low tide.





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.