

Buddleia House, 10 Landmark Road, Salcombe

Guide Price £825,000

HARRIET GEORGE

10 Landmark Road

Salcombe

A superb reverse level detached house occupying a double plot in a peaceful location on the edge of the town with wonderful panoramic views.

Salcombe is renowned as a sailing and boating centre, located beside one of the loveliest estuaries in the South West with miles of sheltered water and fine sandy beaches on either side towards its mouth. The popular town has an excellent range of shops, pubs and restaurants.

On the outskirts of Salcombe, little more than half a mile from the town centre, harbour and shops, the house enjoys wonderful views across the valley to surrounding fields and countryside with the spire of Malborough church on the skyline.

There is direct access from the bottom of the garden to an unmade lane where it's a pretty 10 minute walk through a wooded valley to the beach at North Sands, popular Winking Prawn beach cafe and restaurant and beyond to the coastal path around Bolt Head.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









This 4 bedroom home has been exceptionally well maintained throughout with accommodation arranged over two levels.

A triple aspect sitting room on the entrance floor has sliding doors to the balcony and takes full advantage of the delightful views. The kitchen has fitted units, a large larder cupboard and space to dine in front of a picture window with glorious views across the valley. There is also a cloakroom, utility room and double bedroom with en-suite shower room.

On the lower ground floor are French doors to the garden, three double bedrooms, an en-suite shower room, generous family bathroom and large boot room with fitted units and door to outside.

The main area of garden is at the rear of the property overlooking the valley; it has been exceptionally well landscaped with terraces and borders stocked with herbaceous plants and shrubs. The large level patio which wraps round two sides of the house enjoys peace, seclusion and sunshine for most of the day. A lawn to the south west is a unique feature of this house and its double plot. At the bottom of the garden is the gate on to Beadon Road.

SERVICES

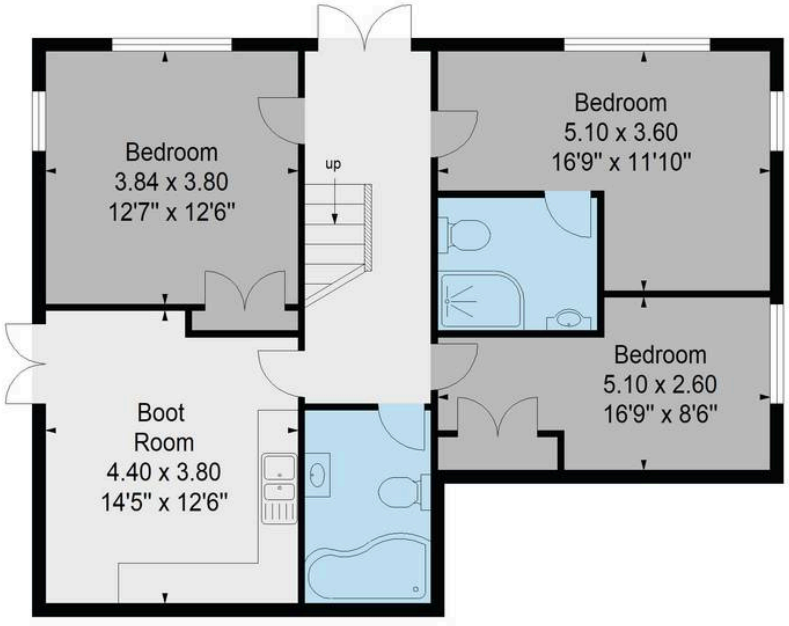
Mains water, drainage, gas and electricity.

DIRECTIONS

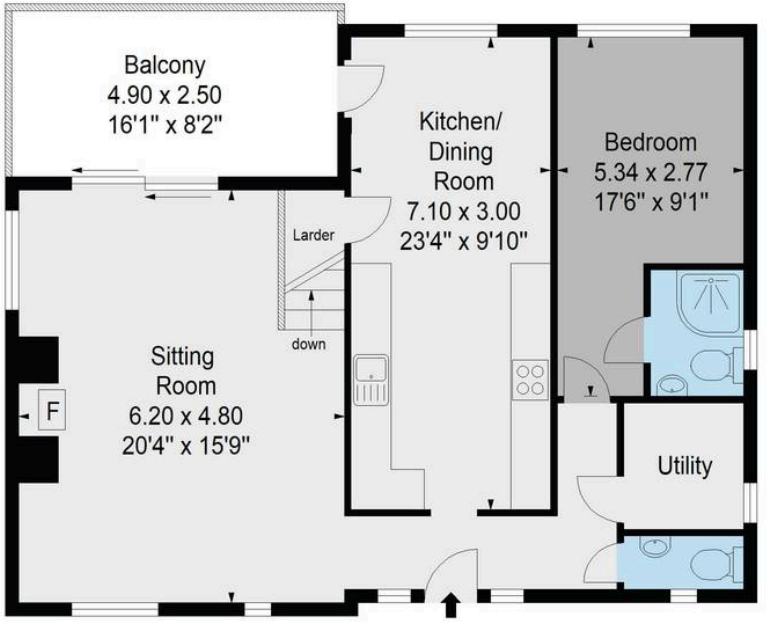
On entering Salcombe from Kingsbridge turn right at the first crossroads by the bus shelter and telephone box into Beadon Road. Follow this road as it bears around to the left into Beadon Drive and then take a right turn into Landmark Road. Number 10 is on the right hand side before the turning for Platt Close.



Approximate Gross Internal Area = 160.26 sqm / 1725 sq ft



Lower Ground Floor



Upper Ground Floor

4 3

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

Harriet George Properties Limited

Unit 1, Kings Market, 74 Fore Street - TQ7 1PR

01548 859905 · harriet@harrietgeorge.co.uk · harrietgeorge.co.uk/

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.