

Above The Bar, Salcombe, Devon





A contemporary masterpiece with **panoramic waterfront views** and direct water access.

Summary of accommodation

Second Floor: Sitting room/additional bedroom | Shower room | Access to terrace

First Floor: Open plan kitchen/dining/sitting room with balcony | Pantry | Cloakroom | Utility room | Bedroom

Ground Floor: Principal bedroom with en suite shower room | Two further bedrooms with en suite facilities

Garden: Entertaining terraces | Steps down to water's edge

Distances

South Sands Beach 0.3 miles , North Sands Beach 0.75 miles, Kingsbridge 6 miles, Totnes 18 miles (London Paddington from 2 hours 40 minutes)

(All distances and times are approximate)



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Location

Nestled in the heart of South Devon lies Salcombe, the highly-sought after former fishing village in the heart of the South Hams region. This area is celebrated not just for its invitingly mild climate but for the pure, untouched beauty it offers – from its lush, rolling countryside to the hidden coves along its breath-taking coastline. There's little wonder then that Salcombe is often regarded as one of the UK's most coveted waterfront locations, making it an unparalleled backdrop for this superb waterfront home.

Echoes of Salcombe's rich heritage are visible today with much of its quaint charm remaining intact. This vibrant town is characterised by a medley of upscale restaurants, charming local pubs, and bespoke boutique shops. For those who crave a broader retail experience, Kingsbridge about 6 miles away, offers an expansive range of amenities.

Connectivity and communication links are excellent. The A38 Devon Expressway, about 16 miles north, provides access to the M5 motorway at Exeter. Totnes offers efficient rail services that link directly to London Paddington taking from 2 hours 40 minutes. Moreover, Exeter airport offers flights to a number of domestic and international destinations. Brittany ferries from Plymouth offer passage to France, Spain, and the Channel Islands.





Salcombe's intrinsic bond with the water truly sets it apart. The estuary is a mosaic of sandy beaches, intimate coves, and protected anchorages, establishing it as a premier hub for dinghy sailing, water sports, and serene coastal walks. For sailing enthusiasts, Salcombe stands as a renowned yachting centre, presenting an ideal launching point for cruises to France, the Channel Islands, and the myriad captivating harbours of the West Country.

Above The Bar

Experience unparalleled luxury in this outstanding new-build home built into the cliff, offering a 180-degree sweeping views of the estuary, sea, and coastal tapestry. Sun-kissed terraces, lush gardens, and balconies — all of which unveil breath-taking water vistas, along with direct access to the shimmering waters below and the convenience of private parking cement Above The Bar as a truly exceptional waterfront home.

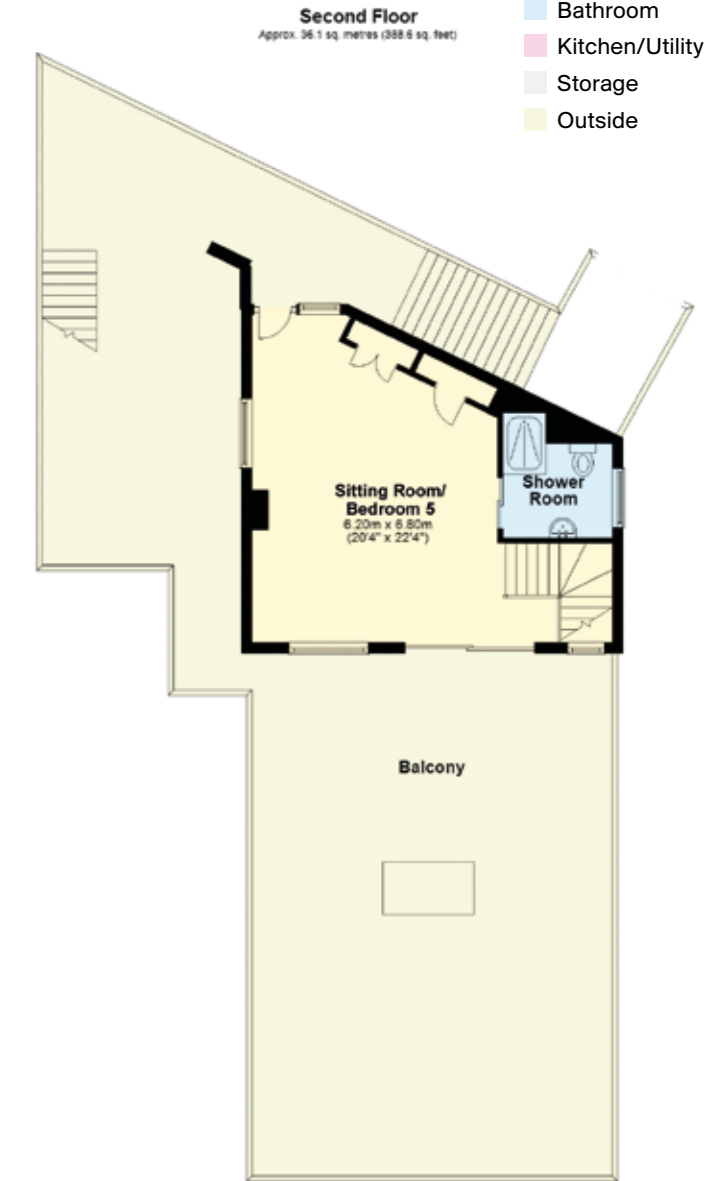
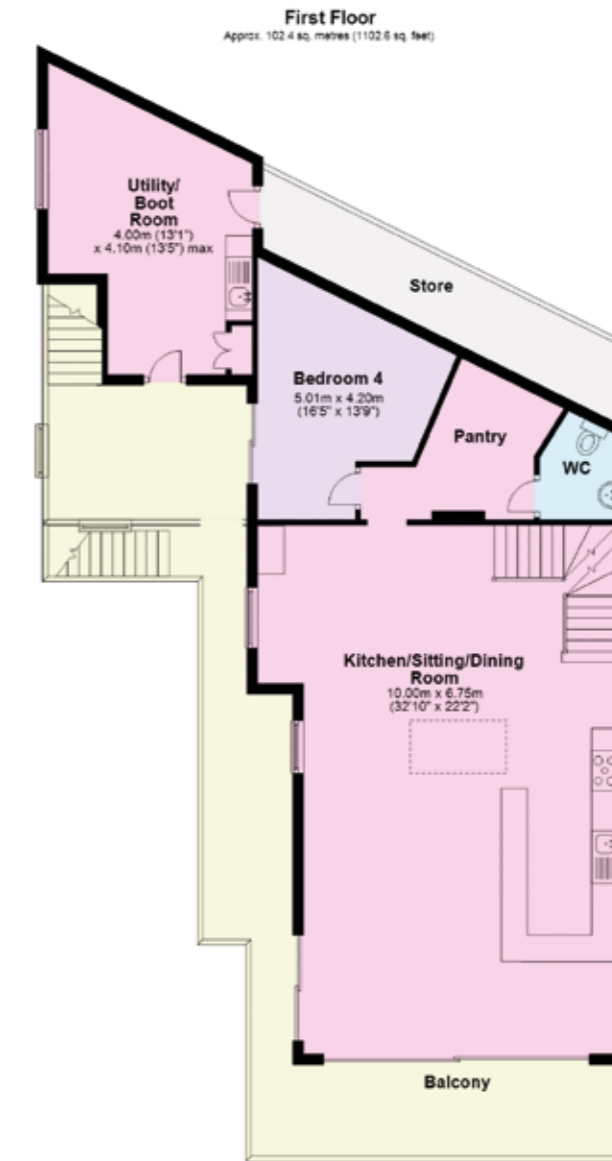
The ground floor features a lavish primary suite, complete with fitted wardrobes and a sumptuous en suite shower room. This level also houses two additional, generously sized bedrooms, each with their individual en suite facilities. Ascend to the first floor, and you're greeted by an expansive, open-plan space that seamlessly integrates the kitchen, dining, and living areas. This floor also caters to practical needs with a pantry, cloakroom, a utility/boot room, and even boasts a fourth bedroom for guests or family.





Approximate Gross Internal Floor Area
211.8 sq m (2280.0 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

The pinnacle of this architectural marvel, the second floor, serves as a versatile haven, perfect as a tranquil sitting room or a potential fifth bedroom, complemented by a chic, modern shower room.

Gardens

The property's exterior is just as enticing as its interiors. Mature gardens beckon residents and guests alike, with meandering pathways that guide one to the water's edge and a specially crafted landing area. Highly convenient and rare off road parking is positioned opposite the main entrance to the house.

Services

Mains water, drainage and electricity. Air source heat pump.

Property information

Tenure: Freehold

Local Authority: South Hams District Council

Council Tax: Band G

EPC Rating: C

Offers in excess of £2,500,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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