

# Cliff Cottage, Salcombe, Devon

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A fabulous **waterfront home** right in the heart of Salcombe.

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### Summary of accommodation

Kitchen/diner | Utility room | Shower room | Sitting room  
Principal bedroom suite | Two further bedrooms | Family bathroom  
Patio garden and large terrace

### Distances

Kingsbridge miles 6.7 miles  
Totnes 19.5 miles (London Paddington 2hrs 47mins)  
(All distances and times are approximate)



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## Situation

Cliff Cottage sits in a prime position next to the renowned Yacht Club. The town retains much of the original charm and character of the thriving fishing village it once was. There are many restaurants, local pubs and boutique shops, all within easy walking distance of the house. More extensive shopping and amenities are available in Kingsbridge, which is 6.7 miles to the north.

The A38 Devon Expressway is about 16 miles to the north and provides dual carriageway access to the M5 motorway at Exeter. There are regular rail services from Totnes to London Paddington and a growing number of flights from Exeter Airport.

The area is well known for its temperate climate, golden beaches and unspoilt countryside. The Salcombe estuary has numerous sandy beaches, coves and sheltered anchorages all of which make it an excellent base for sailing, water sports, boating and long walks along the coastline.

Salcombe itself is a famous yachting centre and provides a perfect cruising base from which to explore France, The Channel Islands and the beautiful harbours and creeks of the West Country.

## The property

This exquisite three bedroom Grade II listed residence adjacent to the Salcombe Yacht Club offers an unparalleled coastal lifestyle. The first floor boasts a luxurious principal suite with captivating estuary views, while two additional bedrooms and a stylish bathroom provide ample space for family or guests.

The ground floor exudes elegance with its expansive reception area, featuring a well-appointed sitting room with a window that frames the picturesque Fall Bay.

A high-end Roundhouse-designed kitchen seamlessly connects to a delightful sun-trap terrace with wonderful estuary views, creating the perfect setting for al fresco dining and entertaining.

This property epitomizes the blend of coastal charm and modern convenience, making it an idyllic choice for those seeking a unique waterfront living experience.





## Services

Mains electricity, water, Gas.

## Viewing

Strictly by appointment only with agents Knight Frank  
Tel: 01392 423111



## Directions (Postcode TQ8 8JQ)

From White Strand continue up the hill towards the mouth of the harbour. Cliff Cottage is on the right-hand side next to the Yacht Club.

## Property information

**Tenure:** Freehold  
**Local Authority:** South Hams District Council, Follerton House, Plymouth Road, Totnes, Devon, EX2 4QD Tel: 01392 382000  
**Council Tax:** Band F  
**EPC Rating:** D  
**Guide Price:** £1,350,000



## Approximate Gross Internal Floor Area

108.0 sq m (1163 sq ft)

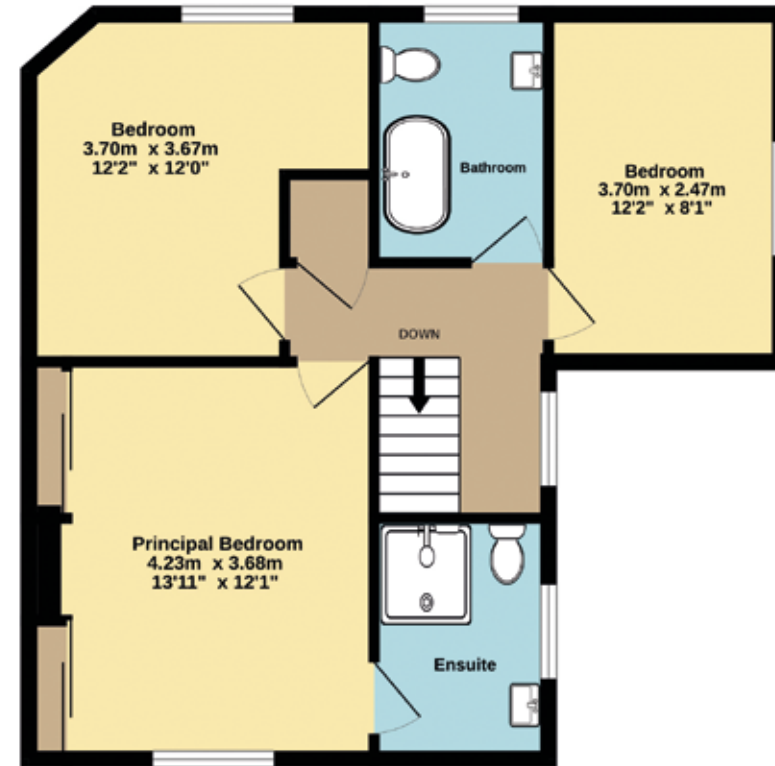
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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

**Ground Floor**  
55.5 sq.m. (598 sq.ft.) approx.



**1st Floor**  
52.5 sq.m. (565 sq.ft.) approx.



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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Particulars dated October 2023. Photographs and videos dated October 2023.

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