

# Spring Shaw, Batson, Salcombe, Devon

---





A fabulous waterfront home tucked away in a **beautiful and tranquil setting** with easy access to Salcombe.

---

### Summary of accommodation

#### Ground Floor

Reception hall | Stair hall | Sitting room | Kitchen/dining room | Store | Bedroom | Shower room

Cellar

#### First Floor

Principal bedroom with en suite and balcony | Further bedrooms | Bathroom | Mezzanine study | Galleried sitting room

#### Second Floor

Further bedroom

#### Outside

Separate garage | Swimming pool

In all about 0.76 acres

#### Distances

Kingsbridge 6.7 miles, Totnes 19.5 miles (London Paddington 2hrs 47mins)

(All distances and times are approximate)



Knight Frank Exeter  
19 Southernhay East  
Exeter  
EX1 1QD  
[knightfrank.co.uk](http://knightfrank.co.uk)

Mark Proctor  
01392 423111  
[mark.proctor@knightfrank.com](mailto:mark.proctor@knightfrank.com)

## Situation

Spring Shaw sits at the head of Batson Creek, a beautiful and secluded spot within easy reach of Salcombe and everything it has to offer. 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 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

Spring Shaw is a wonderful opportunity for exceptional waterfront living. This beautiful home showcases an exquisite blend of comfort in natural surroundings. The expansive driveway provides off-street parking for up to three vehicles, ensuring both convenience and security. Beyond the entrance, the property unfolds into a haven for leisure.

A private pool and dedicated BBQ area beckon residents to indulge and relax. The lush garden and orchard provide an idyllic backdrop for the property, evoking a sense of tranquillity and connection to nature. From nearly every vantage point, the views over Batson Creek inspire a sense of serenity. Step inside, and the interior exudes warmth.

The reception room, adorned with a cosy fireplace, seamlessly transitions to an inviting terrace, offering an ideal space for intimate gatherings and absorbing the captivating surroundings. The well-appointed kitchen effortlessly connects to the BBQ area, creating an optimal setting for al fresco dining. This home boasts six bedrooms, each designed for comfort and relaxation. Among them, the principal suite stands as a testament to luxury living, boasting terrace access and unparalleled creek views.



A mezzanine study overlooks the reception room, providing an inspiring workspace or retreat.

There is also a separate garage and plot which accompany the house which also has development potential (subject to necessary consents) and could also act as ancillary accommodation to the main house. This in turn offers further flexibility to any incoming buyer.





## Services

Mains electricity, oil-fired central heating, mains water and private drainage.

## Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

## Viewing

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

## Directions (Postcode TQ8 8NE)

From Island Street take a right and continue past the car park and Batson slipway. Continue to the end of the creek and fork left up the hill. Spring Shaw is a short distance up the hill on the right-hand side.

## Property information

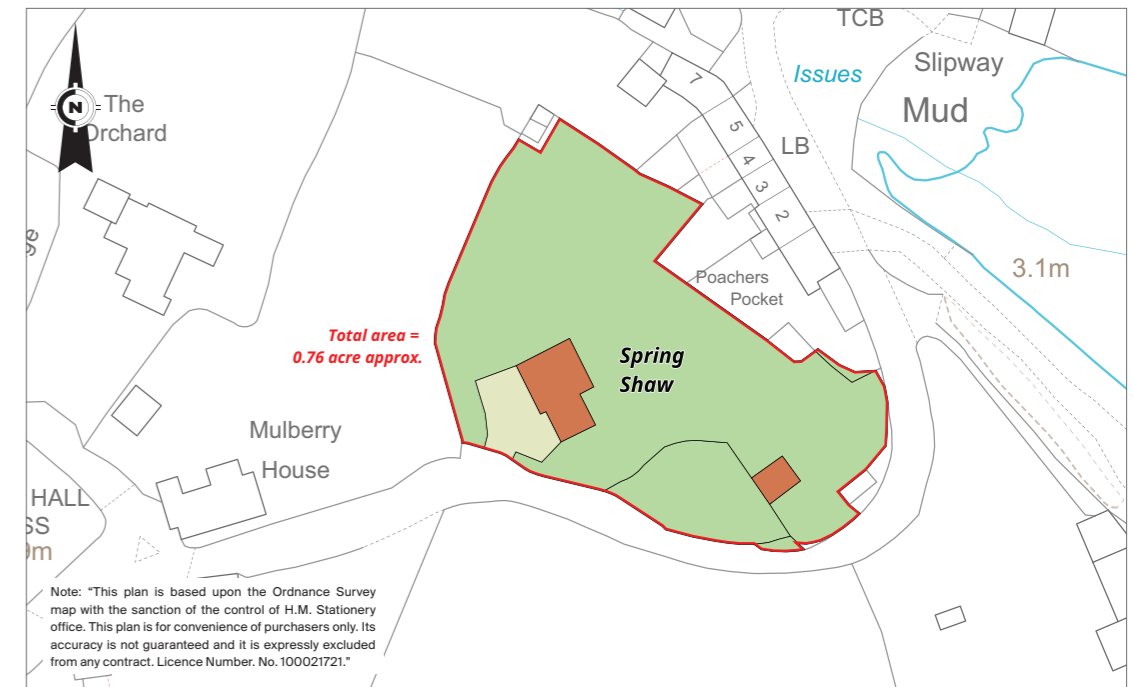
**Tenure:** Freehold

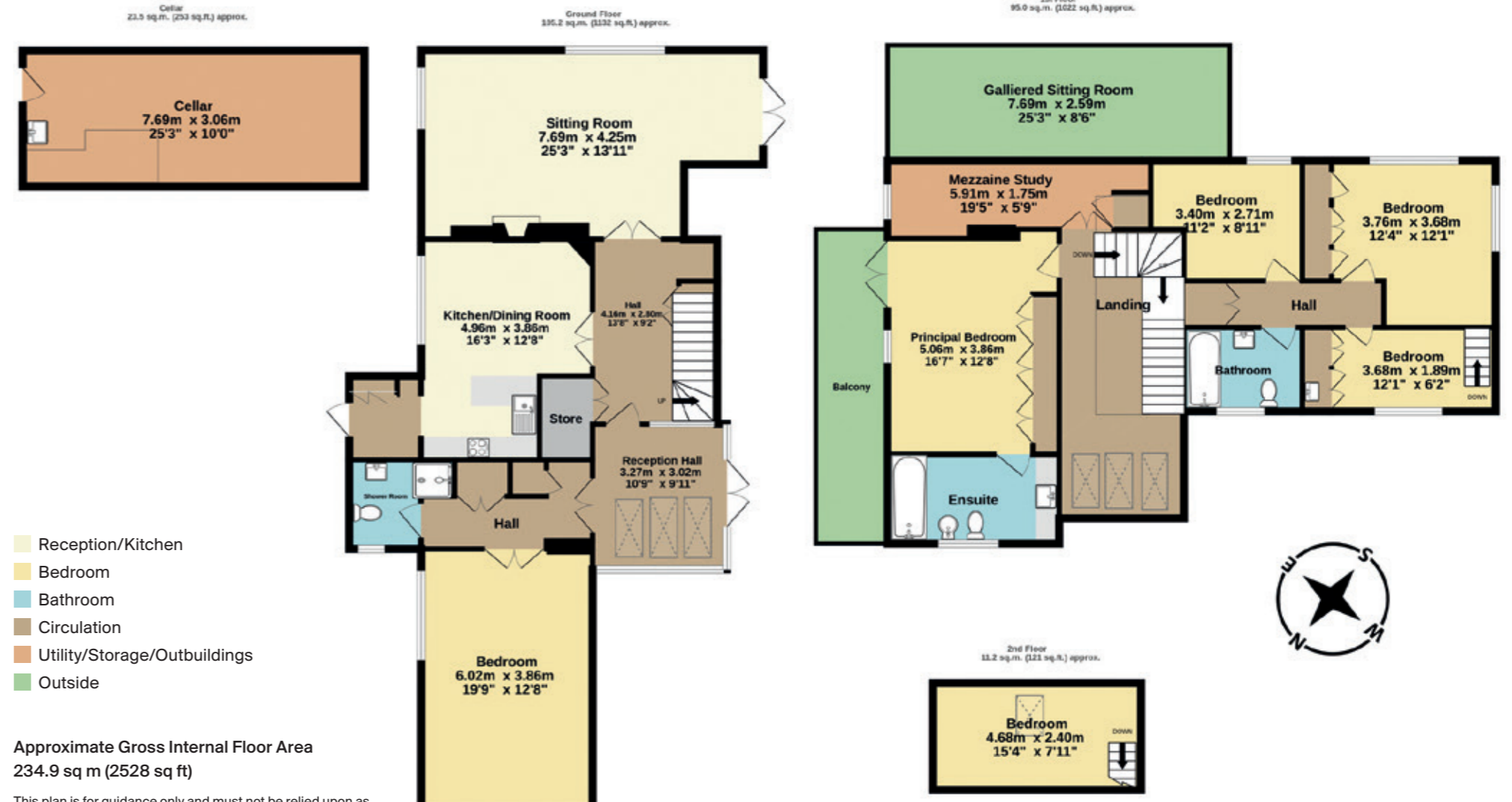
**Local Authority:** South Hams District Council, Follerton House, Plymouth Road, Totnes, Devon, EX2 4QD Tel: 01392 382000

**Council Tax:** Band G

**EPC Rating:** E

**Guide Price:** £1,750,000





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

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2024. Photographs and videos dated June 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)



