

2 Castle Point Cottage, Salcombe, Devon





A stunning, newly renovated home, with fabulous terraces and gardens, and a generous gated driveway providing parking for several vehicles. **Breathtaking estuary and sea views**, strong eco-credentials and superb attention to detail.

Summary of accommodation

- Ground Floor:** Large store/garage | shower room | utility room
- First Floor:** Two en suite bedrooms | Two further bedrooms | Family bathroom
- Second Floor:** Kitchen/breakfast/living/dining room | Full width roof terrace
- Third Floor:** Home office
- Outside:** Parking for several vehicles | Landscaped gardens | Large stone terrace | Two roof terraces

Gross Internal floor Area 1993 sq ft (185.1 sq m)

Distances

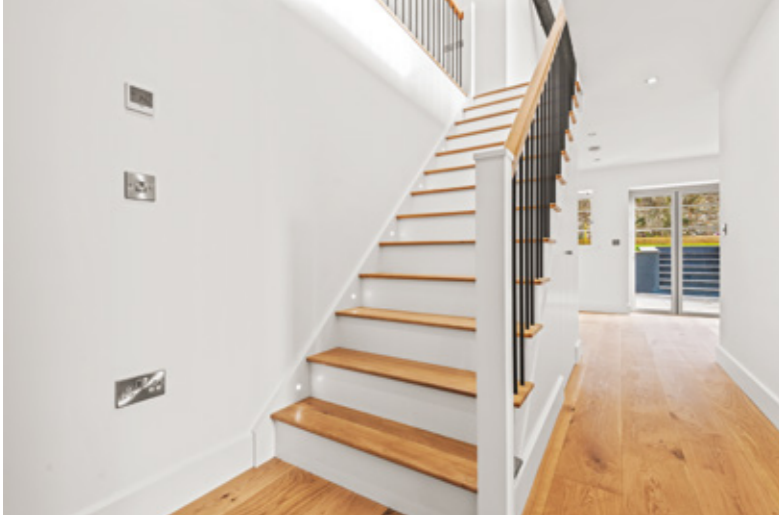
Salcombe town centre 1 mile, Kingsbridge 6 miles, Totnes 18 miles
(All distances and times are approximate)



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The location

The South Hams is arguably one of the most sought-after waterfront locations in the UK with an uncommonly temperate climate and golden beaches. The beautiful estuary town of Salcombe is in the heart of this picturesque area, and once a thriving fishing town, Salcombe still retains much of its original charm and character. 2 Castle Point Cottage is situated on Sandhills Road, a highly regarded residential road which leads to the stunning sandy beaches at North Sands and South Sands and is about a 20-minute walk into town. A short walk to the bottom of the hill, and you also reach The Winking Prawn, a fabulous beachside café/restaurant. Salcombe offers a wonderful mix of restaurants, pubs, cafes and boutique shops, and also within easy reach of 2 Castle Point Cottage is the new Harbour Beach Club Hotel at South Sands with its superb spa and restaurant, and the South Sands Hotel. The larger nearby market town of Kingsbridge offers a much wider range of amenities including a leisure centre, a choice of supermarkets, a cinema and the secondary school, Kingsbridge Academy. The A38 Devon Expressway is about 16 miles and links the M5 at Exeter. There is a mainline rail station at Totnes, connecting to London Paddington in 2 hrs 40 minutes.



The property

2 Castle Point Cottage is a beautiful property, which has been superbly designed and refurbished by the highly respected local firm, McClennon Developments. This spacious and light semi-detached house has been transformed into an extraordinary home by using top quality materials, a highly skilled workforce, and superb attention to detail at every turn. Ciaran McClennon has personally overseen the development and the finish of the house, and this has been driven with eco-friendly, modern day family living at the heart of the project.

Specification includes:

- Omnie underfloor heating, with Smart system
- Air source heat pump.
- A 16kw solar power system, backed up by a 10kw battery storage system,
- External insulated render system and power coated aluminium doors and windows.
- Oakley engineered oak floors
- A beautiful bespoke staircase
- Sanitary ware from Roca, Grohe and Crosswater
- System Six kitchen with integral appliances including a NEFF CircoTherm double oven, a NEFF venting hob, a NEFF bottom freezer, NEFF fridge and NEFF coffee centre. An island unit incorporates a breakfast bar, further storage and a wine fridge.
- System Six utility room, with integrated Siemens washing machine, Siemens tumble dryer and a mini fridge
- Bi-fold doors leading to three terraces

Outside

High double gates open onto a large driveway, providing parking for several vehicles, and steps rise to a terrace and the entrance level to 2 Castle Point Cottage. The gardens are exquisitely landscaped and designed for ease of maintenance. There is a large stone terrace adjoining the garden room, perfect for entertaining and al fresco dining, and beyond which is a partly walled lawned area with raised flower borders.

There is a wonderful roof terrace off the living area which offers the most glorious views, and a further roof terrace off the main bedroom, again with sea views.

There is a store/garage area with double doors, and a wet room/cloakroom.

Services

Mains water, drainage, and electricity. Air source heat pump central heating, solar panels, and battery storage system.

Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.



Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (TQ8 8JP)

Follow the A381 into Salcombe, and before the hill descends, turn right into Sandhills Road. 2 Castle Point Cottage is situated on the left as the road bends to the right.

What3words: campus.scatters.broccoli

Property information

Tenure: Freehold

Local Authority: South Hams District Council: 01803 861234

Council Tax: Band G

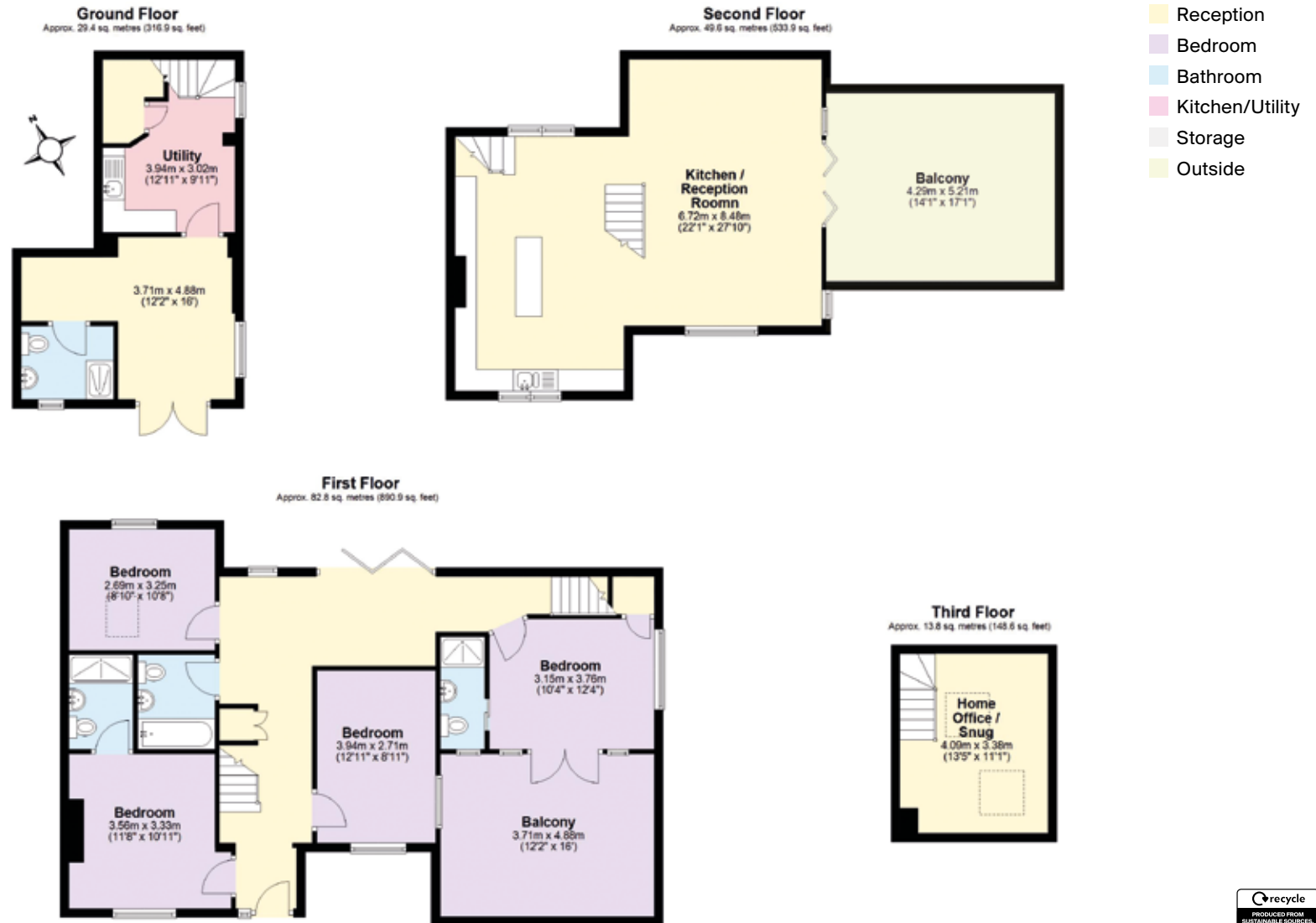
EPC Rating: B

Guide Price: Offers in Excess of £2,000,000



**Approximate Gross Internal Floor Area
1993 sq ft (185.1 sq m)**

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.



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 June 2024. Photographs and videos dated May 2024.

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