



Bridleway House, Salcombe, Devon

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An exceptional contemporary family home, privately positioned in one of the country's **most desirable** waterfront locations.

### Summary of accommodation

**Ground Floor:** Entrance hall | Cloakroom | Kitchen/dining room/living room with access to balcony | Sitting room with access to terrace | Utility Lobby | Boot room | Cloakroom | Study | Laundry

**First Floor:** Principal bedroom with dressing room and en suite bathroom | Guest bedroom with en suite bathroom | Further bedroom with en suite shower room and balcony

**Second Floor:** Two bedrooms with en suite facilities, both with access to sun terrace

**The Barn:** First floor kitchen/dining/sitting room/bedroom | Shower room | Car port and storage on ground floor

**Outbuildings:** Double garage | Plant room | Garden store | Greenhouse

Private parking | Lawn | Covered entertaining terrace | Woodland gardens

In all about 138 acres

### Distances

North Sands and South Sands Beaches < 0.5 miles, Salcombe centre 1 mile, Totnes 20 miles (London Paddington from 2 hours 40 minutes)  
(All distances and times are approximate)



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## Situation

Nestled on the idyllic South Hams coast, Salcombe is a one of the most desirable waterfront locations in the country that epitomises luxury living amidst beautiful surroundings. Renowned for its outstanding natural beauty, Salcombe offers a serene yet vibrant lifestyle. This picturesque town, with its panoramic views of the estuary, sea and rolling hills, provides an unparalleled setting for those seeking the ultimate waterfront lifestyle.

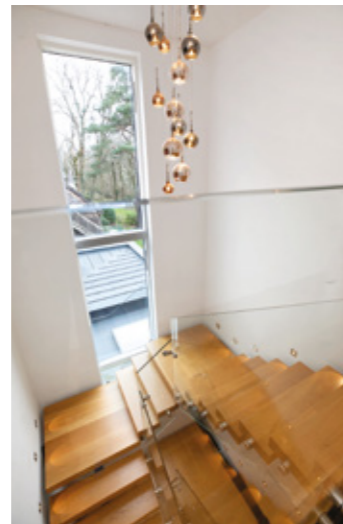
Salcombe is celebrated for its maritime heritage and is a haven for yachting and boating enthusiasts. The town's sheltered waters are perfect for sailing, kayaking, and paddleboarding. The bustling harbour is the heart of Salcombe, where yachts and traditional fishing boats dot the landscape, and waterfront cafés and restaurants serve the freshest local seafood.

The lifestyle in Salcombe is one of relaxed sophistication. The town boasts an array of boutique shops, art galleries, and high-end fashion outlets. The local community is vibrant and welcoming, with a calendar filled with social and cultural events that reflect the town's rich history and contemporary charm.

A jewel in Salcombe's crown is its proximity to some of the most beautiful beaches in the UK, including South Sands and North Sands. South Sands is a magnificent stretch of sandy beach that offers a secluded paradise for beachgoers. It is a family-friendly destination where the crystal-clear waters invite swimming and water sports, while the beachside hotel and restaurant provide luxury dining with stunning sea views. North Sands, presents a different charm with its golden sands and captivating views of the rugged coastline. Both beaches are within easy reach of Bridleway House.

## Bridleway House

Nestled in the picturesque woodland of Salcombe's Moulton Hill, Bridleway House is a testament to modern architectural design and luxurious living. Built in 2017, this ultra-contemporary home, with its harmonious blend of stone, wood, and glass, offers a stylish home for those seeking sophistication and comfort.





Perfectly positioned for privacy and tranquillity, Bridleway House is merely a 10-minute stroll from the pristine, Blue-Flag awarded North Sands beach, and equally close to the popular South Sands. The property enjoys the added advantage of being an 8 minute drive or a scenic 20 minute walk from the charming waterfront, shops, and restaurants of Salcombe.

This prime location is enhanced by an unusually large garden for the area, granting sea views through the trees.

Spanning three floors, Bridleway House boasts five en-suite bedrooms, with a standout principal suite featuring a vast bathroom and walk-in wardrobe. This configuration makes it an ideal haven for the whole family and ideal for entertaining guests.

The living spaces are designed to 'bring the outside in,' with floor-to-ceiling windows and large sliding doors opening onto three balconies, a roof terrace, and beautifully landscaped grounds, all offering partial sea views and fostering a seamless indoor-outdoor living experience.

The heart of the home is the open plan living, kitchen, and dining area, bathed in natural light and perfect for entertaining. The kitchen is equipped with two Neff ovens, an induction hob, a central island, and ceramic floors, extending to a paved terrace overlooking the garden and woodland.



## The Barn

The property also features a modern barn with a kitchenette and sitting area, which doubles as a bedroom, a ground-floor boat store/carport, and a garage/garden machinery store, along with an additional double garage and boiler room.

## Gardens and grounds

The gardens of Bridleway House have been thoughtfully landscaped and levelled, featuring formal lawns and pathways that meander through tall trees creating enchanting woodland walks. A pathway leads down to North Sands, and the centre of Salcombe is approximately 20 minutes' walk away - a gateway to exploring the natural beauty of the surrounding area.

Bridleway House represents the epitome of modern coastal living, combining luxurious interior spaces with breathtaking outdoor environments, all within the sought-after location of Salcombe.

## Services

The house is currently heated by an oil boiler, with plumbing in place for a ground source heat pump, and has mains water supply, mains electricity and private drainage.

7.2KWh Solar Panels and 6KWh battery storage.

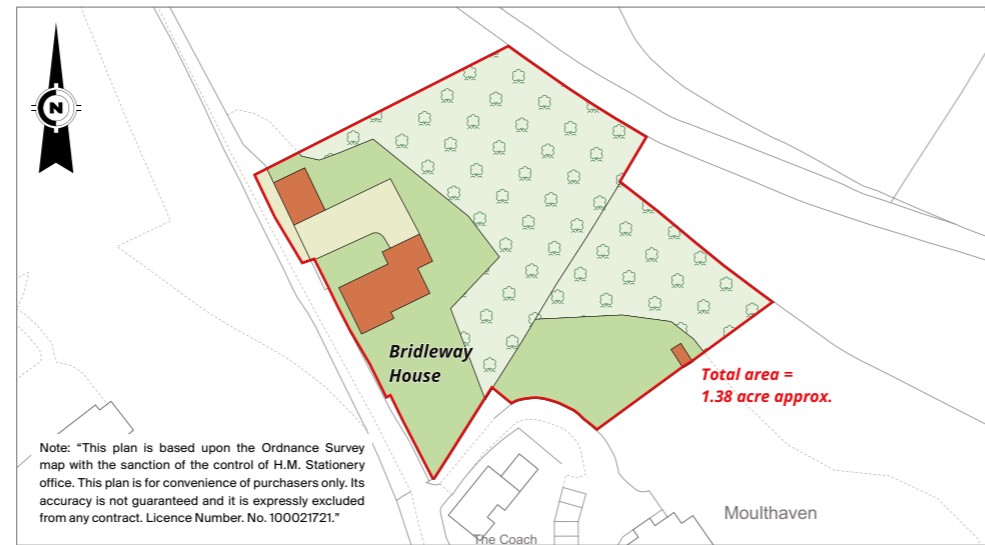
## Property information

**Tenure:** Freehold

**Local Authority:** South Hams District Council [www.southhams.gov.uk](http://www.southhams.gov.uk)

**Council Tax:** Band H

**EPC Rating:** C



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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