

# Clifferest, Kingsbridge, Devon

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A superb detached house situated on the banks of the Salcombe Estuary, with **direct water access** and a running mooring, gardens, parking and garage

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**Summary of accommodation**

Entrance hall | Large open plan kitchen/dining/sitting room | Living room | Utility room

Four double bedrooms | Bathroom | Further shower room

Large full width terrace | Gardens | Parking | Garage

Gross Internal floor Area 2026 sq ft (188 sq m)

**Distances**

Salcombe 6 miles, A38 10 miles, Totnes Train Station 13 miles

(All distances are approximate)



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

Sarah-Jane Bingham-Chick  
01392 423111  
[sj.chick@knightfrank.com](mailto:sj.chick@knightfrank.com)



## 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. Kingsbridge, one of the main hubs of the South Hams, is a pretty and bustling market town and is located at the head of the Salcombe Estuary.

Kingsbridge offers a varied and wonderful selection of independent shops and boutiques, galleries, pubs, cafés, and restaurants. There are two supermarkets, a leisure centre with indoor swimming pool, a cinema, and Kingsbridge Academy, a highly rated secondary school.

There are numerous, glorious sandy beaches in the area, including South Milton Sands, Hope Cove, Bantham and Thurlestone. Thurlestone is also home to the beautiful Harry Colt designed 18-hole golf course, and tennis club.

There are good transport links, with the A38 being about 10 miles away, and within 13 miles is Totnes train station, with a regular service to London Paddington in 2 hours 42 minutes.



## The property

Cliffcrest is situated in a much sought after location, being a level walk from the town centre and sitting on the banks of the Salcombe Estuary. This beautiful and well-presented house offers spacious and bright accommodation over two floors, with sublime views from all the principal rooms.

The entrance hall is approached off the drive and leads to three double bedrooms and a family bathroom. Stairs descend to the lower ground floor and inner hallway, which has double doors leading to the impressive living room with log effect gas fire, floor to ceiling windows and sliding doors to the terrace. The open plan kitchen/dining/sitting room is well-appointed with a good range of units, including a large pantry dresser. Integral appliances include, oven, steam oven, warming drawer, fridge and dishwasher. There is a utility room. Also on the level is the fourth bedroom, which is currently used as a study, and a shower room with rain head shower.





## Outside

The gardens are a particularly attractive feature of Cliffcrest, being south-facing and bordering the Salcombe Estuary. There is a gate to the foreshore, where steps descend to the waters edge and a running mooring. The gardens are designed for ease of maintenance, being largely shingle and edged with well-stocked and colourful flower beds. A veranda style full width paved terrace adjoins the living room and kitchen.

## Services

All mains services are connected.

## 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 (TQ7 1LA )

Follow the A379 to Dartmouth from Kingsbridge town centre, for about ½ mile, passing The Crabshell Inn and Jewsons. Continue past Warren Road, which is on your left, and after about 150 yards, the first entrance you reach is the drive to Cliffcrest, 34 Embankment Road, will be found on your right. The drive is shared with Sea Point, 36 Embankment Road.

**What3words:** winner.objecting.reminder

## Property information

**Tenure:** Freehold

**Local Authority:** South Hams District Council

**Council Tax:** No rating

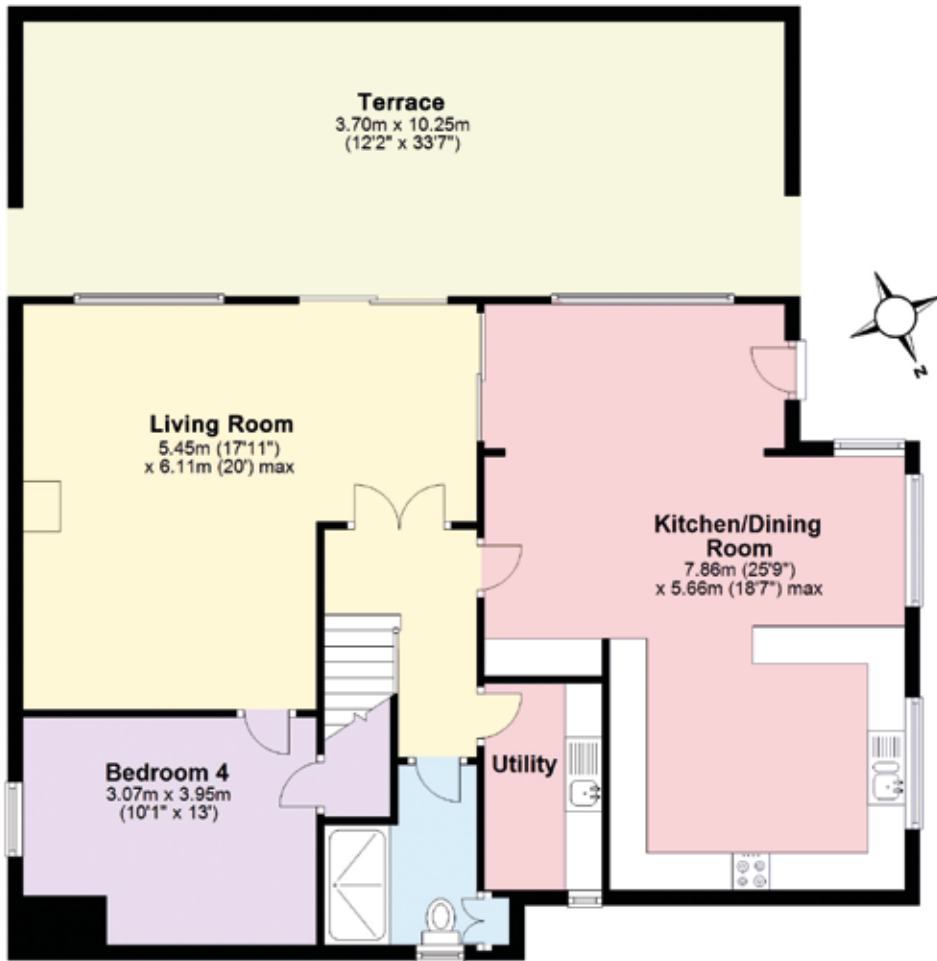
**EPC Rating:** C

**Guide Price:** £1,350,000



## Ground Floor

Approx. 95.0 sq. metres (1022.5 sq. feet)



## Approximate Gross Internal Floor Area

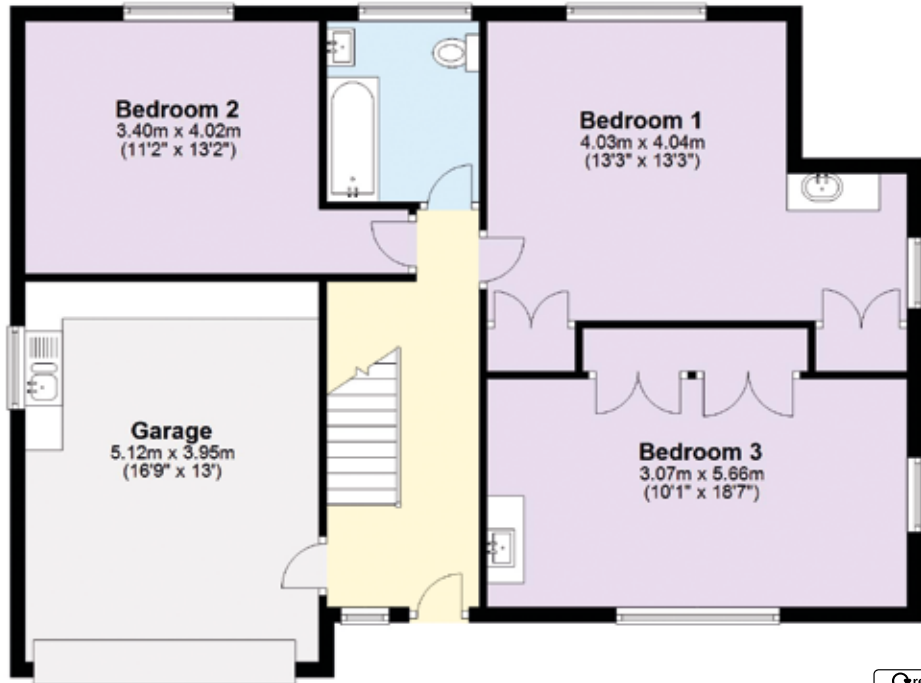
188.3 sq m (2026.3 sq ft)

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

## First Floor

Approx. 93.3 sq. metres (1003.8 sq. feet)



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 July 2024. Photographs and videos dated July 2024.

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