



STAGS

24 Church Street, Salcombe, Devon,
TQ8 8DH

A spacious, extended Victorian house with annexe in the centre of town and close to the harbour and shops.

Kingsbridge 6 miles, A38 Devon Expressway 15 miles

- Lucrative ground floor annexe • Double garage/workshop • 25ft dual aspect sitting/dining room • 20ft kitchen/breakfast room • Five bedrooms •

Guide price £1,100,000

01548 853131 | kingsbridge@stags.co.uk

SITUATION AND DESCRIPTION

Salcombe is Devon's southernmost town and has a beautiful harbour, unspoilt estuary and an excellent range of fine shops, restaurants and inns etc. A mecca for yachting and water sports, Salcombe also offers lovely sandy beaches and spectacular cliff-top walking and is surrounded by beautiful rolling countryside. There are many places of outstanding natural beauty close by, including Thurlestone, Bigbury and Hope Cove, whilst Kingsbridge is some 6 miles distant and offers an excellent and varied range of shops, services and facilities.

24 Church Street is well-located, being just a minute or so's walk from the shops, harbour and mooring pontoons and indeed, estuary and creek views are enjoyed from the upper floor and rear terrace. With the lower ground floor currently used as a self-contained annexe, it would be ideal for large family use and has been successfully holiday let in the past by a local agency. There is also double garage at the rear offering over 600 sq ft of work/storage space.

Please refer to the attached floor plan and the accommodation comprises:

GROUND FLOOR

Wooden entrance door to:

ENTRANCE LOBBY with part-stain glass inner door to:-

SITTING/LIVING ROOM: A dual aspect living room of exceptional character measuring approx. Xxft with sashed, shuttered windows to front. Fireplace with carved pine surround, mantle and marble inset. Tiled hearth. Moulded ceiling roses. Storage cupboard. Staircase to first floor and lower ground floor.

STUDY: Shuttered sash window to front. Fireplace with carved wood surround and mantle and cupboards to either side of chimney breast.

HALF-TILED CLOAKROOM: WC with high-level flush. Pedestal hand wash basin. Recessed storage cupboard. Ladder-style heated towel rail/radiator.

KITCHEN/BREAKFAST ROOM: A wonderfully light and airy room with vaulted ceiling and skylight windows. Well-fitted with a bespoke range of units which includes a double bowl enamel sink having adjoining oiled wood-block work-surfaces and storage cupboards and drawers under. Gas-fired Sandyford range-style cooker. In-built microwave. Glazed display/storage cupboards. Tiled-effect vinyl floor covering and French-style doors to the terrace.

FIRST FLOOR

LANDING: Staircase to second floor. Linen cupboard with electric heater.

BEDROOM 1: Two sash windows to the front. Recessed wardrobes.



BEDROOM 2: Original Victorian fireplace with painted surround and mantle. Recessed wardrobe. Sash window to the front. **NOTE:** this bedroom is currently used as a dressing room

BEDROOM 3: Sash window to rear with views over Batson Creek and surrounding countryside beyond. Original Victorian fireplace with painted surround. Recessed wardrobe cupboards and shelving.

LARGE BATHROOM: with corner bath, pedestal hand wash basin, tiled shower cubicle, bidet and WC. Plumbing for washing machine. Ladder-style heated towel rail/radiator. Jack and Jill doors to bedroom 1 and landing.

SECOND FLOOR

LANDING

The TWO BEDROOMS on this floor are of a good size and have dormer windows affording pleasant views over Batson Creek or the estuary. They also both have recessed wardrobes and Bedroom 5 has a cupboard housing a gas-fired boiler.

SHOWER ROOM: Shower cubicle, hand wash basin with cupboard under and WC. Velux window with views to the creek.

LOWER GROUND FLOOR

The annexe affords obvious potential. It has a tiled floor throughout and comprises LIVING

ROOM, KITCHEN/BREAKFAST ROOM with an excellent range of units, UTILITY ROOM with sink unit, range of wall cupboards and airing cupboard with factory lagged hot water cylinder and the BEDROOM, a particularly good-sized double room with EN-SUITE BATHROOM with bath, shower cubicle, bidet and WC.

OUTSIDE

There are two attractive courtyards serving the principal living accommodation and the annexe and connected if required by steps with wrought iron handrails.

To the rear of the property, and accessed also via a rear service lane, is the DOUBLE GARAGE measuring 25ft x 25ft (approx. Overall measurements) with electrically operated up-and-over door, power and light and personal doors at front and rear.

SERVICES

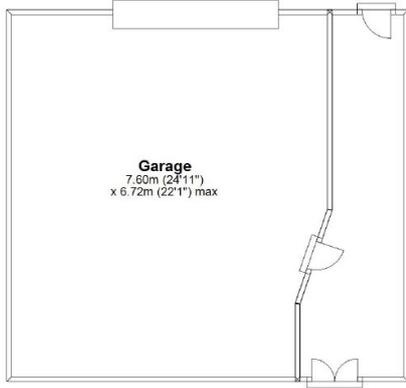
All mains services connected. Two gas-fired boilers supply central heating to radiators.

DIRECTIONS

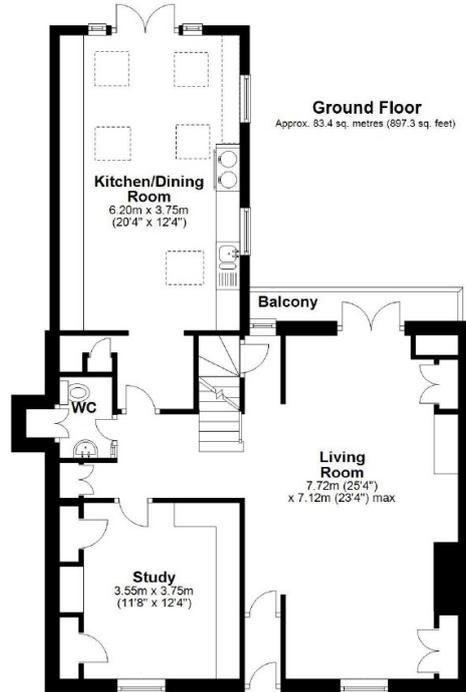
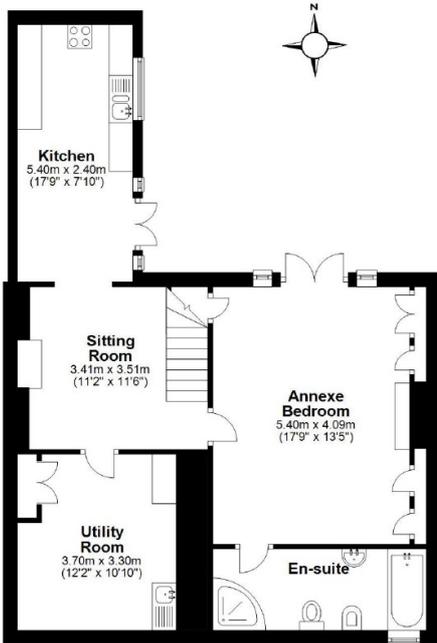
On entering Salcombe from Kingsbridge on the A381, turn left into Onslow Road at the first crossroads (by the bus shelter and telephone box). Follow this road down the hill towards the centre of Salcombe and after passing the church on the left hand side, take the next left into Church Street. Follow this road around to the right and number 24 will then be found on the left hand side.



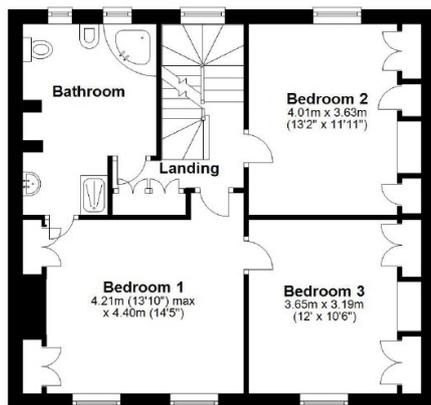
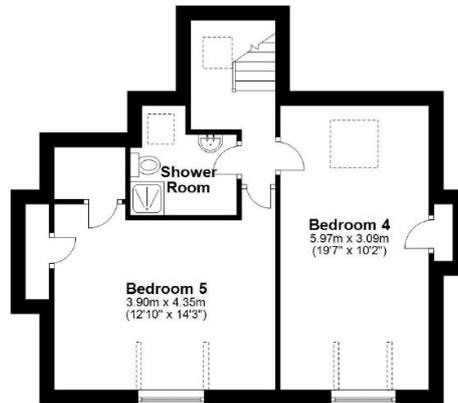
24 Church Street, Salcombe



Lower Ground Floor
Approx. 74.5 sq. metres (801.5 sq. feet)



Second Floor
Approx. 49.5 sq. metres (533.0 sq. feet)



Total area: approx. 272.3 sq. metres (2931.1 sq. feet)



1 The Promenade, Kingsbridge, Devon, TQ7 1JD
01548 853131
kingsbridge@stags.co.uk



@StagsProperty

