

TOWANS SALCOMBE



MARCHAND PETIT
COASTAL, TOWN & COUNTRY



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Towans | Grenville Road | Salcombe
Devon | TQ8 8BJ

Mileages

Malborough 2.5 miles, Kingsbridge 6 miles, Plymouth
24 miles, A38 Devon Expressway 16 miles
(distances are approximate)

Accommodation

Ground Floor

1 En-Suite Bedroom, Bedroom,
Utility, Storage

First Floor

Entrance Hall, 2 En-suite Bedrooms (Master With Access To
Large Terrace), Bedroom, Shower Room

Second Floor

Open Plan Kitchen/Lounge Area, Balcony, WC, Store

Outside

Garden, Sun Patio

Salcombe Office
01548 844473

salcombe@marchandpetit.co.uk
24 Fore Street, Salcombe, TQ8 8ET



TOWANS

"The open-plan living space is
a true showstopper"

A stunning detached five bedroom house boasting modern luxury and sophistication. Featuring bright and spacious interiors with beautiful garden, patio, and scenic views of the countryside and water. Off street parking available. A perfect blend of style and comfort in a sought after location.

As you step into Towans from the spacious outdoor parking area, you are immediately struck by its light filled, open feel. The first floor features two generously sized en-suite bedrooms, an additional bedroom, and a separate shower room—all finished to an exceptional standard. Expansive views of the Devon countryside and estuary can be enjoyed from nearly every angle.

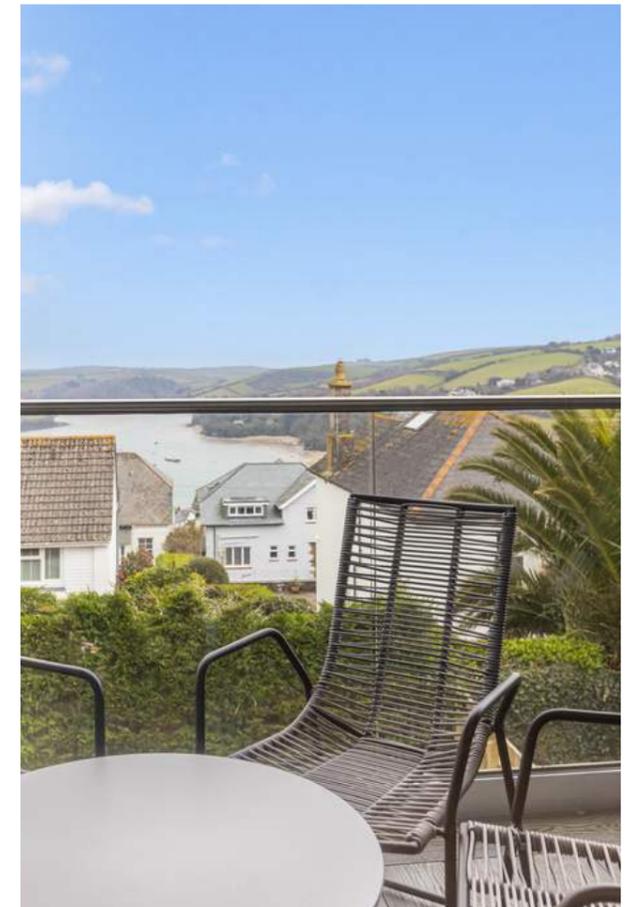
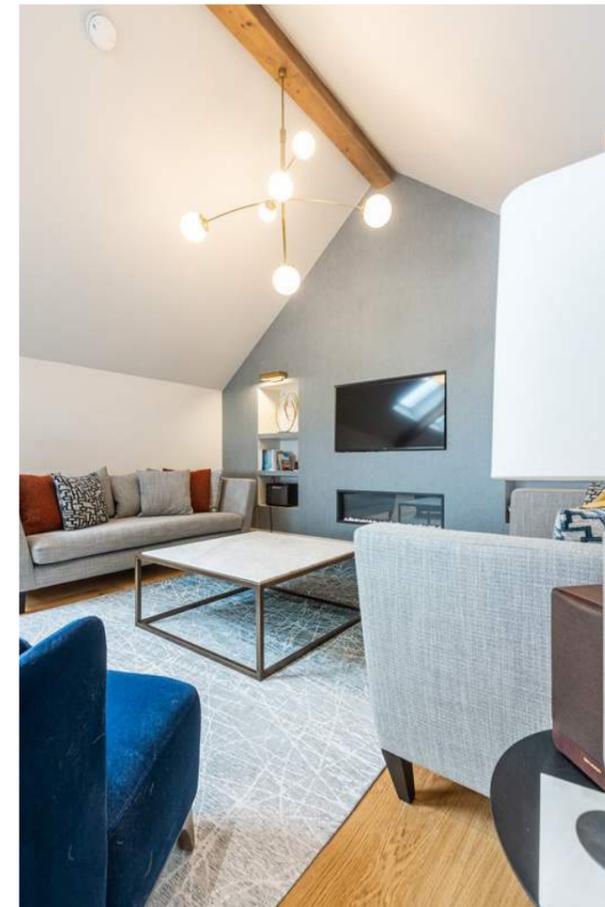
Ascending to the top floor, the open plan living space is a true showstopper. The modern kitchen is designed with a sleek white marble island, contrasting dark grey cabinetry, and a stylish black range hood. A vaulted ceiling with recessed lighting and a wooden beam enhances the bright and airy ambiance. Large black framed sliding glass doors lead to a balcony with outdoor seating, offering breathtaking panoramic views of the Salcombe Estuary and surrounding countryside. The living area exudes sophistication and comfort, featuring a striking entertainment wall, a statement chandelier, and a spacious seating area—perfect for relaxation or entertaining.

On the ground floor, you'll find two additional bedrooms. One boasts a stylish en-suite bathroom, while the other is currently used as a lounge and cinema space, with large glass sliding doors opening onto the garden and patio. This level also includes a practical utility room and ample storage.

Outside, the property offers an attractive paved parking area for up to three cars, along with a designated bin store.

Salcombe is renowned as a sailing and boating centre, located beside one of the loveliest estuaries in the South West with miles of sheltered water and fine sandy beaches on either side towards its mouth. The popular town has an excellent range of shops, pubs and restaurants.

We highly recommend viewing this exceptional property to fully appreciate the space, natural light, and contemporary coastal living it offers.



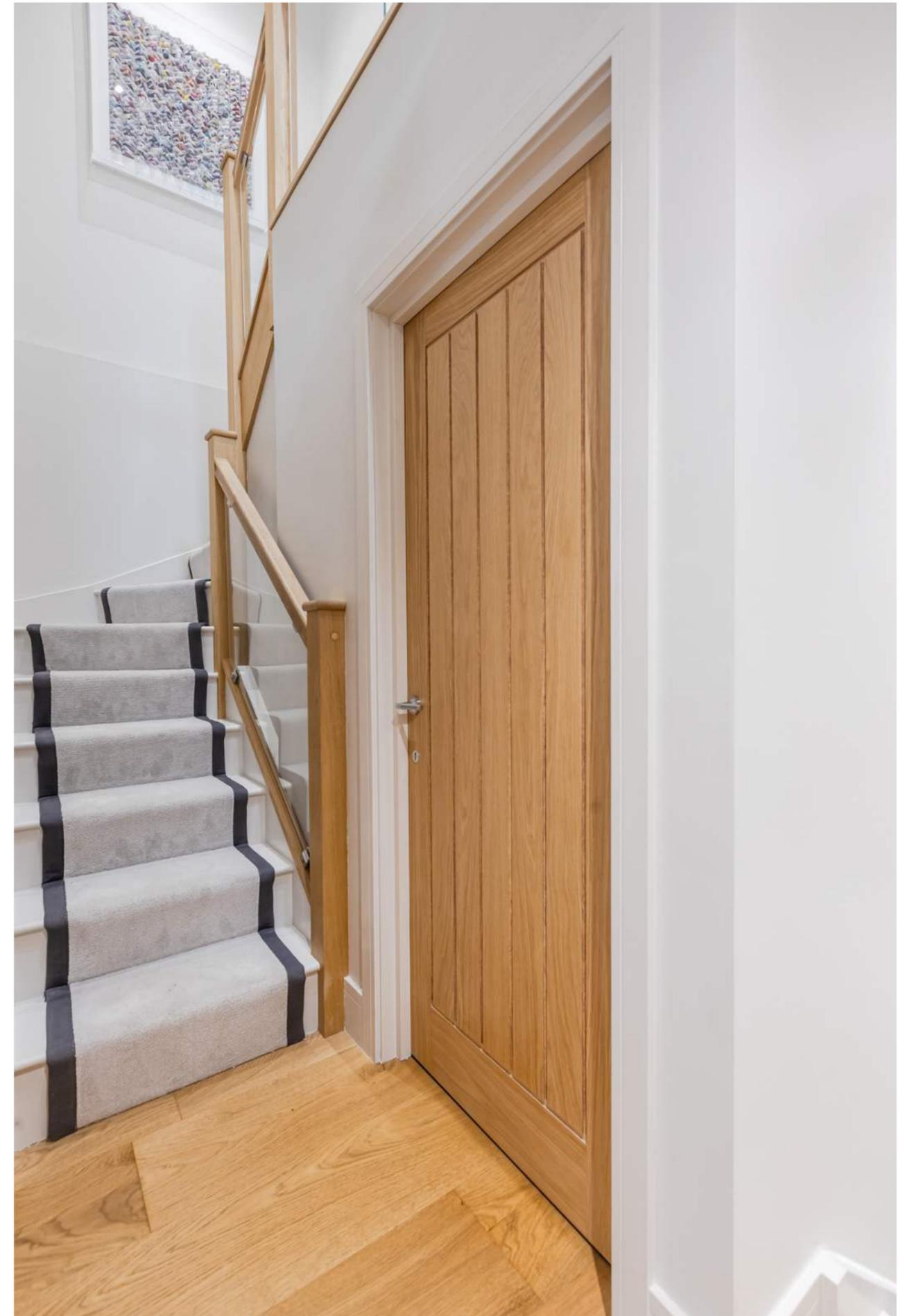


Key Features

- Beautifully presented throughout
- Expansive estuary and countryside views
- Open plan kitchen/dining/living room
- Balcony and terrace
- 5 Bedrooms
- 4 Bathrooms
- Sought after location
- Off street parking
- Close to town centre and harbour

“A perfect blend of style and comfort in a sought after location”





Property Details

Services: Mains gas, electricity, water and drainage.
EPC Rating: Current: E, Potential: C
Council Tax: NA
Tenure: Freehold
Authority South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

On entering Salcombe continue past the first crossroads following Main Road around the contours of the hill. At the next junction turn left into Devon Road and immediately left again into St Dunstons Road. Follow this road to the top of the hill and then turn right into Herbert Road. Follow this road for about 200 yards and take the second turning left into Grenville Road. Towans will be found on your right hand side towards the end of this road.

Viewing

Very strictly by appointment only through Marchand Petit (Salcombe Office)
Tel: 01548 844473



Floor Plans



Total area: approx. 190.1 sq. metres (2046.7 sq. feet)
Towans , Grenville Road, Salcombe

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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