

Cliffside, Cliff Road, Salcombe, Devon

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BNP PARIBAS GROUP

Cliffside, Cliff Road, Salcombe, Devon TQ8 8JU

A substantial freehold detached property including two beautifully positioned apartments overlooking Salcombe estuary, with breath taking frontline views

A38 16.5 miles, Plymouth 25 miles, Torquay 28 miles, M5 (Jct 31) 42 miles, Exeter Airport 49 miles

Top floor: Open-plan sitting area, dining area and kitchen | Two en suite bedrooms | Balcony
EPC rating D

Lower floor: Open-plan sitting area, dining area and kitchen | Three en suite bedrooms | Store Balcony | EPC rating E

Four private parking spaces | Large storage room the full length of the property | Private mooring

The property

Cliffside provides a rare opportunity to acquire a detached property that could be remodelled using the two apartments currently used as holiday lets, providing significant income or combined into a single luxury residence.

Both properties have attractive, light-filled open-plan living spaces that make the most of the spectacular waterside position with views across the estuary. Both apartments have seating areas, dining areas and fully equipped kitchens with all the necessary appliances, as well as direct access to waterfront balconies via French doors and sliding glass doors.

The apartment on the lower level has two comfortable double bedrooms with en suite shower rooms and French doors that open onto a balcony, while the apartment above offers three double bedrooms, all of which are en suite with waterside views.

Outside

Parking space for up to four vehicles is located above the building, with steps leading to both properties. The entrance to the apartment on the higher level is at the side of the property, while the apartment below is accessed via the balcony, which extends across the frontage of the home. The steps continue down to the waterside where the property has access to a private mooring. The property also has a small strip of grassland.

Location

The popular and idyllic Devon coastal town of Salcombe is a yachting paradise. Luxury properties are dotted across the steep hillside, while the picturesque waterfront and narrow lanes provide a perfect backdrop for the array of excellent restaurants, cafés, boutique shops and galleries to be found in the town. A place full of charm and character, Salcombe also enjoys a reputation as an outstanding leisure destination, with great sailing, fishing, surfing and beaches, as well as the inland pursuits of golf, horse riding and walking. Salcombe is located along what is arguably Britain's most beautiful coastline, with the Southwest Coast Path offering wonderful walking and riding routes. For further amenities and facilities, the port city of Plymouth is 25 miles away, while the bustling town of Torquay is also within easy reach.











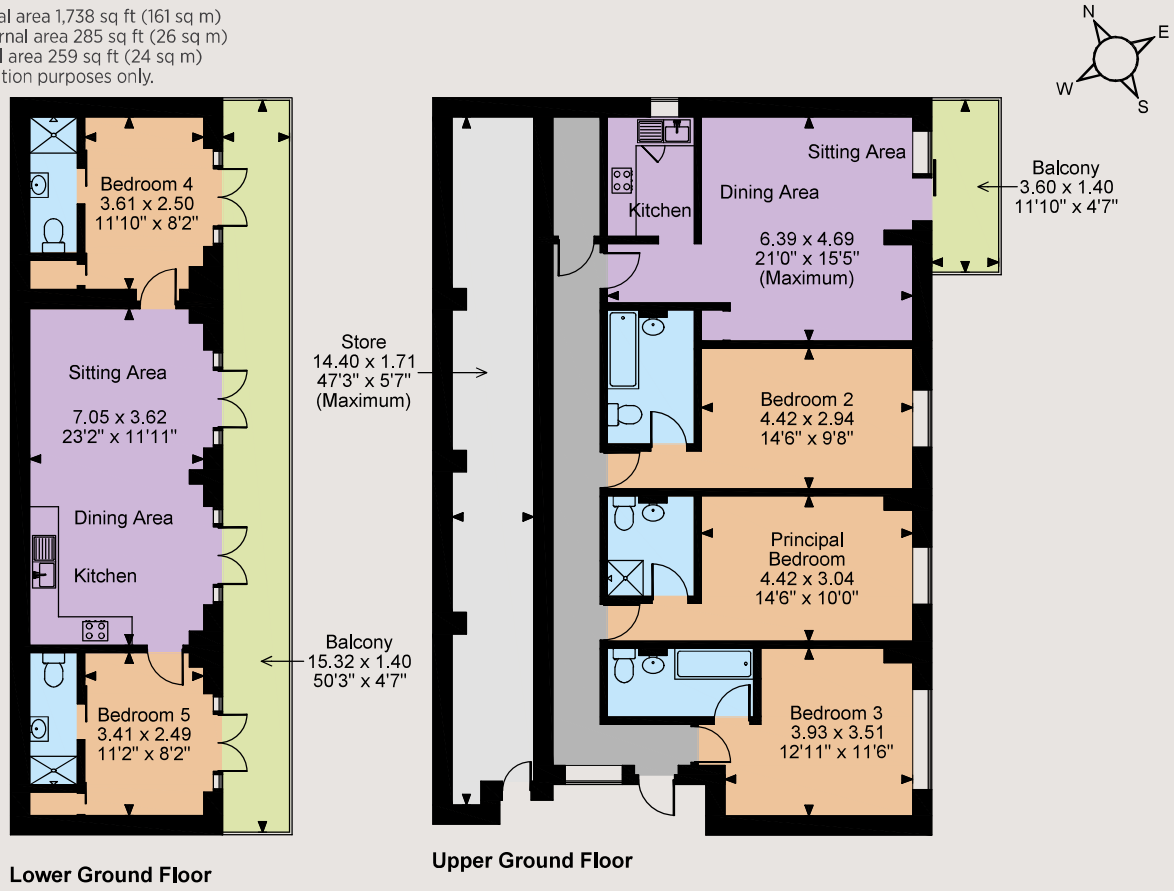








Floorplans
House internal area 1,738 sq ft (161 sq m)
Balcony external area 285 sq ft (26 sq m)
Store internal area 259 sq ft (24 sq m)
For identification purposes only.



Lower Ground Floor **Upper Ground Floor**

The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Kingsbridge, take the A381/West Alvington Hill away from the town and continue to follow the A381 for 6 miles. Continue onto Bennett Road and after 0.4 miles, turn sharply right onto Cliff Road. You will find the property on your left.
What3Words///apart.cases.subjects brings you to the property's parking area.

General

Local Authority: South Hams District Council
Services: Mains electricity, gas, water and drainage. **Council Tax:** TBC
Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Tenure: Freehold
Offers in Excess of: £2,300,000

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