

9 Orchard Drive, Salcombe

Guide Price £895,000

HARRIET GEORGE

9 Orchard Drive

Salcombe

A beautifully presented detached house with generous accommodation, landscaped garden, double garage and parking.

Salcombe is one of South Devon's most desirable coastal towns, set around a beautiful, sheltered estuary and surrounded by rolling countryside, sandy beaches and scenic coastal walks. The town has a relaxed yet vibrant atmosphere, with an excellent choice of restaurants, cafés, pubs and boutique shops, as well as easy access to the beaches, coves and sailing waters for which the area is so well known.

The property is well placed within easy reach of Salcombe town centre, Batson and North Sands beach, with local footpaths providing useful shortcuts to each. The park and ride is close by, offering a regular summer service to and from town, while a year-round bus service provides a useful link to Kingsbridge, where a wider range of shops, services and amenities are available.

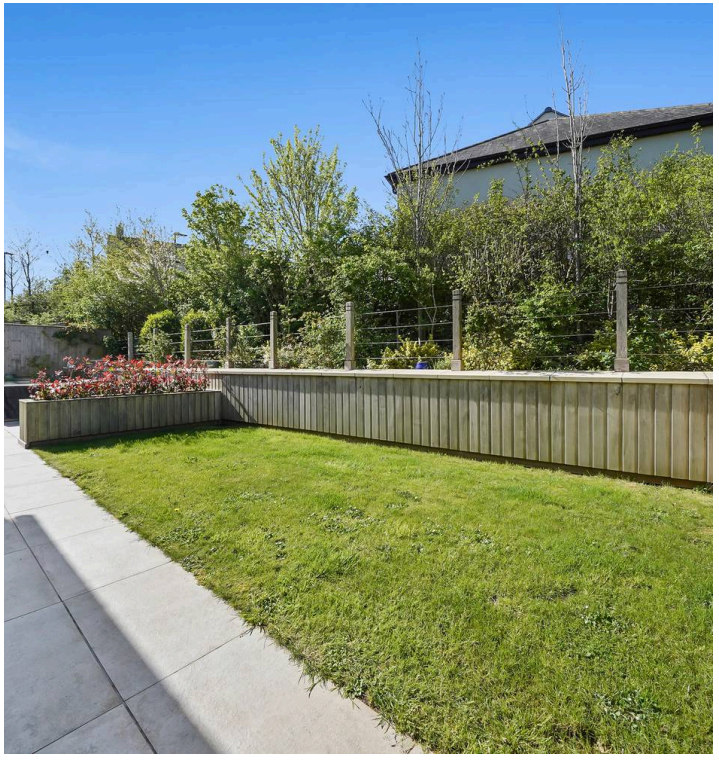
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C









Built around 10 years ago, 9 Orchard Drive is a beautifully presented three-storey house, offering excellent natural light and lovely far-reaching countryside views from the upper floors. The accommodation is well-balanced and versatile, making the property equally well-suited to permanent living or as a coastal retreat.

On the entrance level, there is a generous double bedroom and a shower room, accessed from both the bedroom and the sail room — particularly practical after a day on the water or at the beach. A separate utility room is also located on this floor.

The living accommodation is arranged on the middle floor, with a kitchen/dining room opening onto the garden via bi-fold doors, a study, and a sitting room with a bay window, wood-burning stove and lovely rural views between the houses.

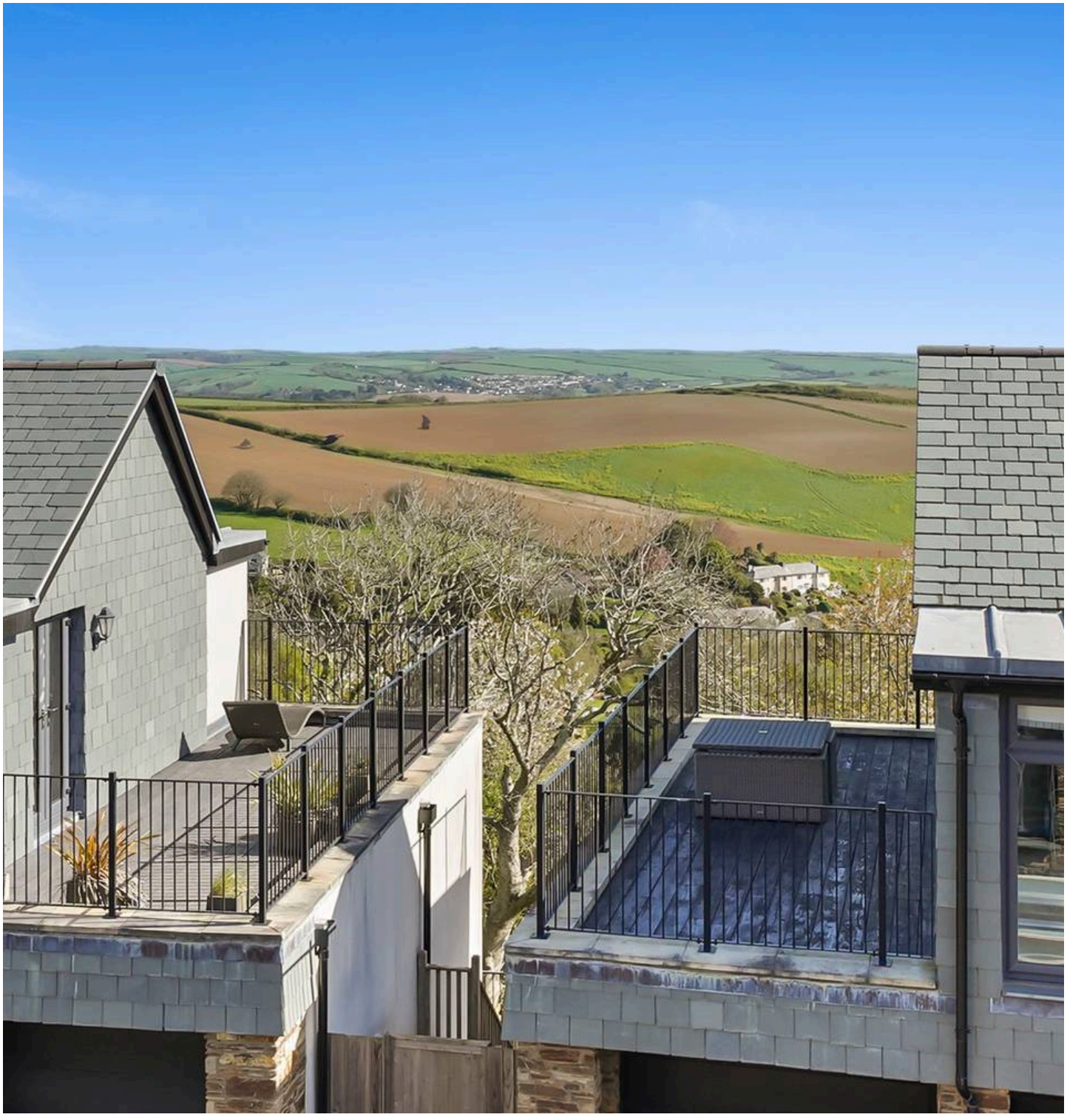
The top floor provides three further bedrooms. The principal bedroom has an en-suite shower room, while the remaining two bedrooms are served by a family bathroom.

Outside, the enclosed rear garden enjoys a south-westerly aspect and has been designed to provide a series of attractive, usable outdoor spaces. Arranged over terraces, it includes paved seating areas, planted borders and a small area of lawn, creating a private and low-maintenance setting for outdoor dining, entertaining and relaxation.

A double integral garage provides secure parking and useful storage, with additional parking available in front of the house. A gate to the side of the property provides access through to the rear garden.

SERVICES

Mains water, drainage, gas and electricity.



Approximate gross internal area
260.9sqm / 2808.2sq ft



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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.