

Seacroft, Bonaventure Road, Salcombe

Guide Price £1,650,000

HARRIET GEORGE

Seacroft

Bonaventure Road, Salcombe

A handsome, Victorian detached home with stunning waterside and rural views up the Salcombe Estuary towards South Pool Creek

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 of its mouth. The popular town has an excellent range of shops, pubs and restaurants.

Occupying a commanding position in this popular and quiet residential area, Seacroft takes full advantage of the stunning estuary views of South Pool and Batson Creeks bordered by ever changing countryside scenes that include Snapes Point and Scoble Point.

Out of the hustle and bustle, yet within easy and comfortable walking distance of the town centre and all its amenities, this is one of the most sought after locations in Salcombe.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D









Built in the late 19th Century, Seacroft is a substantial detached villa occupying a prominent position within the town. The house has been altered and extended to lend itself to modern living whilst retaining many fine features of its period.

The spacious accommodation is arranged over three floors with the principal rooms at the rear to appreciate the views.

On the entrance level is an open plan kitchen dining sitting room with French doors to a large balcony with glazed screen and spectacular views. The sitting area has a pretty feature fireplace as a focal point. There is an en-suite bedroom on this floor and a guest cloakroom.

The current owners extended the lower ground floor creating a contemporary living area with independent access and full width sliding doors to a generous paved terrace. They also incorporated a useful utility room and shower room into the space.

On the first floor are three double bedrooms, an en-suite shower room and family bathroom.

The property has an attractive walled front garden with off-road parking while at the rear a large decked balcony and terraced garden offers plenty of seating areas for enjoying the stunning views.

SERVICES

Mains water, drainage, gas and electricity.

DIRECTIONS

On entering Salcombe by the A381 road continue straight ahead at the first crossroads along Main Road. Follow this road around the side of the hill and at the next crossroads turn left into St Dunstans Road. Follow this road to the top of the hill and then turn right into Herbert Road. Near the bottom of Herbert Road turn left into Bonaventure Road. Seacroft is on the right hand side after the turning for Acland Road.



Approximate Gross Internal Area = 202.2 sqm / 2176.5 sq ft



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Illustration for identification purposes only, measurements are approximate, not to scale.

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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.