



Long Park,
Salcombe





Long Park

Higher Batson, Salcombe TQ8 8NG

Salcombe 1 mile • Kingsbridge 5 miles

A rare opportunity to acquire a beautiful 4 bedroom, 3 bathroom detached residence and a 2 bedroom detached cottage, all on a 3 acre site with spectacular estuary views and easy access to Salcombe and its facilities

- Just under 3 acres in total
- Stunning estuary and countryside views
- Detached ancillary 2 bedroom 2 bathroom cottage
- 26' triple aspect lounge
- Superbly-fitted 31' kitchen/dining room
- Four double bedrooms (two en suite)
- Double garage



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Situation & Description

The property is just half a mile or so from the Winters Marine-owned Lincombe Boatyard. It is also a similar distance from the peaceful, creekside hamlet of Batson with the main boat park and public slipway being only a further 600 yards or so away.

Salcombe lies alongside arguably the most beautiful estuary in the country, with miles of sheltered water which makes it perfect for sailing and boating. There are golden beaches on either side of the estuary and spectacular cliff walks over the National Trust owned headlands leading to scattered coves. Within the town itself, there is a good range of pubs, restaurants and select leisurewear shops, together with waterfront quays and mooring pontoons. The bustling market town of Kingsbridge with excellent shopping facilities, sports centre and a highly-rated school is just a 5 minute drive away.

Within a few miles of Salcombe is the popular village of Thurlestone with good family beaches, an 18 hole golf course, pub, hotel and village shop/Post Office. There are further golf courses at Dartmouth and Bigbury (both half an hour's drive) while, for surfers Bantham is nearby. Exeter, with its motorway connections and International airport, is around 40 miles away and there are excellent train services from Plymouth (26 miles) and Totnes (19 miles).

We understand that the original building at Long Park was built in the 1950's. It was extended and extensively remodelled by the award-winning South Hams architect Andrew Lethbridge some 12 years ago and it now affords stunning and most spacious accommodation which is light and airy throughout and presented in a breezy "New England style".

In 2004, planning consent was granted to convert a detached outbuilding in the grounds into ancillary accommodation. Now known as The Studio, this provides two bedroomed accommodation of just over 1,000 sq ft, again beautifully presented throughout, and ideal for housing staff, dependent relatives or for B&B use.

Long Park occupies mainly lawned gardens and beyond this there is a field of around 1.7 acres and, in total, the property extends to just under 3 acres.

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

The property is accessed at the front through a uPVC entrance door with double side screens on either side which leads to the **Spacious Entrance Hall**, a wonderful reception to the property with a skylight which allows light to flood in. In common with the rest of the accommodation, the entrance hall has a Riverstone Sand ceramic tiled floor. Doors lead to the inner hall, utility room, cloakroom and sitting room whilst an opening with glazed side panels leads to the:

Dining Room/Kitchen where one is instinctively drawn to either of the two double opening doors which open on to the rear terrace and, from where, wonderful views are enjoyed over the terrace and gardens to Snapes Point and Batson Creek with the estuary and East Portlemouth beyond. The kitchen is comprehensively fitted with a range of bespoke cream-painted "Shaker-style" units which include an inset single bowl sink unit with cut-out drainer and mixer tap fitting and adjoining black granite work surfaces with ample storage cupboards and drawers under. Rangemaster two oven Toledo cooker with 5 burner (LPG) gas hob and matching Rangemaster extractor hood over. Extensive range of additional storage cupboards. Two in-built upright Liebherr fridge and freezers and in-built Miele dishwasher.

The **Sitting Room** is a stunning quad aspect room, glazed for almost the whole of the southern aspect and with similar, wonderful views over Batson Creek and Snapes Point and the estuary with East Portlemouth beyond. Manhattan Gas (LPG) fired living flame effect fire on a polished granite hearth. Two double





opening doors provide access to the rear terrace. Fitted book shelving to one wall. Fitted Toshiba air conditioning unit.

The **Cloakroom** is wood panelled to the dado height and has a two piece suite in white comprising WC and wash basin.

The **Utility Room** has a double bowl, double drainer sink unit with mixer tap fitting and adjoining work surface with storage cupboards under. Plumbing for two automatic washing machines. Access to roof space. A cupboard houses the OSO stainless steel hot water cylinder. Stable-type door to rear courtyard.

The **Inner Hallway** has light giving windows to the front aspect and a linen cupboard with two double-opening doors and slatted shelving.

The **Master Bedroom Suite** is a triple aspect room of around 430 sq ft with patio doors opening on to patio and views over Snapes Point and the estuary with open countryside beyond. It has two double built-in wardrobes and an **En-Suite Shower Room** which is wood panelled to the dado height and has a three piece suite comprising corner shower cubicle with IFLO shower unit, WC and wash basin.

The **Guest Bedroom** has a south facing bay window to the front with similar stunning views over the estuary and towards Salcombe. It also has an access to the roof space and an en-suite shower comprising corner shower cubicle with IFLO shower unit, WC and wash basin.

The two **Family Bedrooms** are both good sized doubles serviced by a spacious **Family Bathroom** which is panelled to the dado height and has a four piece suite in white comprising wood panelled bath, shower cubicle, low level WC and wash basin.

Outside

The property is approached via a timber five bar gate and over a macadamed driveway with dwarf stone walling alongside which leads through the garden to the front of the bungalow where there is ample parking for numerous cars.

Integral Garage: 20' 4" x 19' 8" with remote controlled up and over door, private door to rear courtyard and ample overhead storage.

To the rear of the garage, and accessed also from the utility room, is an inner courtyard, ideal for drying clothes, etc. **Separate WC** and wash hand basin. Plant room housing fully condensing Worcester Bosch oil-fired boiler. Two external taps, one of which has a TMV (thermostatic mixing valve) excellent for showering children and animals after a day on the beach

Returning to the entrance drive, a secondary drive leads from the road down to **The Studio**, a detached single storey building of 1236 sq ft with an open plan, dual aspect living area (39' x 17'6" approx.) with a vaulted roof and wonderful views over the estuary and surrounding countryside. It also has a raised kitchen with a range of fitted units, etc and two bedrooms, one of which has an en-suite and a separate bathroom with a three piece suite. The Studio would be considered ideal for staff accommodation or for use by a dependant relative, teenagers requiring privacy or lucrative letting purposes. The Studio is served by a Daikin

Altherma Air Source heat pump which provides under floor heating and hot water

Long Park stands well within its own grounds which are predominantly lawned at the front whilst immediately to the rear is a particularly generous sandstone paved terrace which is south facing and thus enjoys the sun for much of the day. Beyond the terrace the garden slopes away gently and is again, mainly lawned for ease of maintenance but with many well stocked shrub beds and borders. BBQ. Attractive, raised water feature.

Adjoining the garden - and accessed also via a gate a little further down the road - is a field of around 1.7 acres, ideal for anyone wishing to keep a few sheep or some horses....or to land a helicopter!

In total, the property extends to **Approaching 3 Acres.**

Services

Mains electricity and water connected and the property also owns a bore hole in a neighbouring field nearby, although this is no longer used. Private drainage to septic tanks, one each for the main dwelling and one for The Studio. Oil-fired central heating, with the tank being housed in a store in the front garden. There are no overhead cables in the immediate vicinity or to the front of the property.

Council Tax

Band G. £2868 payable 2017

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234.

Tenure

Freehold.

Viewing

At the request of the vendors, strictly by appointment please through the sole agents Stags Kingsbridge office (01548) 853131

Directions

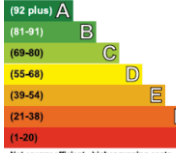
From Kingsbridge, take the A381 to Salcombe. Pass through the village of Malborough and after nearly 1 mile, turn left signed Horsecombe and Lincombe. Follow this road down the hill to Horsecombe Cross. Go straight ahead here (signed Lincombe and Lower Batson) and Long Park will be found on the right hand side after approximately 1/10 mile.

These particulars are a guide only and should not be relied upon for any purpose



Energy Efficiency Rating

Very energy efficient - lower running costs

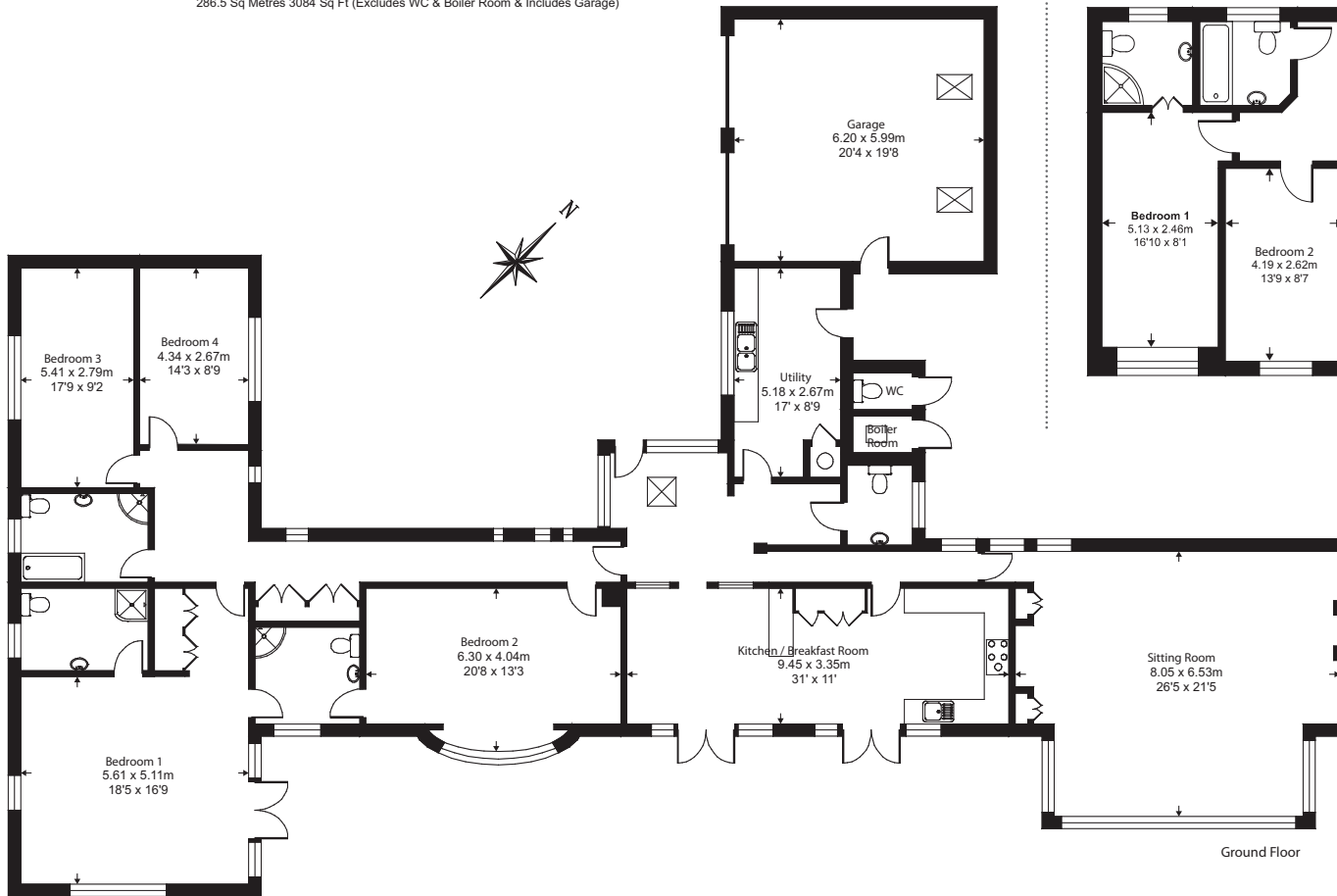


Current	Potential
67	83

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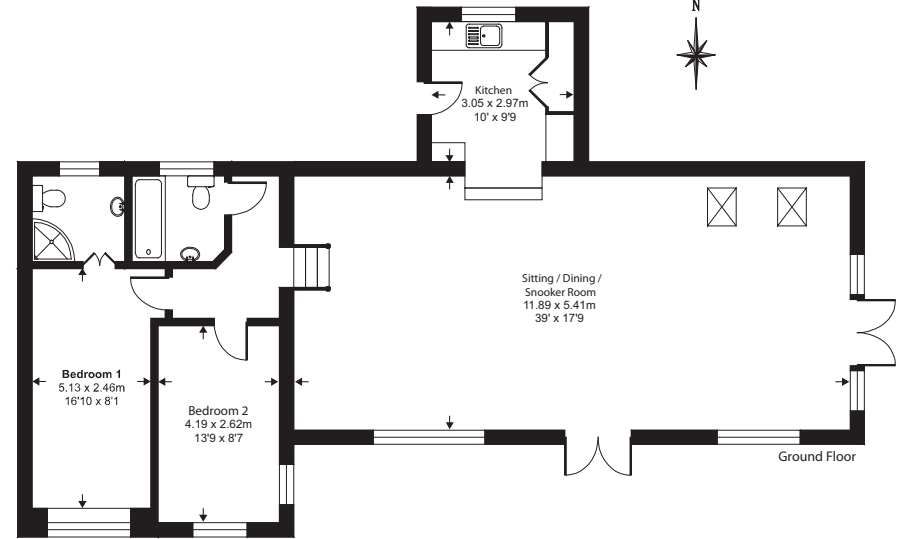
Main House

Approx. Gross Internal Floor Area
286.5 Sq Metres 3084 Sq Ft (Excludes WC & Boiler Room & Includes Garage)



Studio

Approx. Gross Internal Floor Area
114.8 Sq Metres 1236 Sq Ft



Ground Floor

Ground Floor

