

CLOVER PATCH

MALBOROUGH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Clover Patch | Salcombe Road | Malborough Devon | TQ7 3BX

Clover Patch is a wonderful, detached home located close to all amenities in the pretty village of Malborough. Offering versatile and spacious accommodation, this charming property truly has a lot to offer. Enjoying fabulous, far-reaching views towards the moors and the Salcombe/Kingsbridge Estuary, Clover Patch also benefits from an adjoining self-contained annexe with its own private entrance.

The property is entered via a spacious entrance hall that leads to much of the thoughtfully arranged accommodation. On the ground floor, a generously proportioned, light-filled sitting room features a charming wood burner and a south-facing bay window that floods the space with natural light.

To the rear of the home, the open-plan kitchen/dining area flows seamlessly into a delightful sunroom, forming the true heart of the home. This space enjoys panoramic, uninterrupted views over the beautiful garden and beyond, with direct access to the outdoors - perfect for entertaining or simply soaking in the picturesque surroundings.

Also on the ground floor are two comfortable double bedrooms, a modern shower room, and a convenient utility room.

Upstairs, the first floor offers two further bedrooms. The larger of the two benefits from a lovely Juliet balcony, offering elevated views of the surrounding countryside. These bedrooms share a well-appointed family bathroom.

A standout feature of this property is the adjoining self-contained annexe. With a private entrance, a stylish open-plan layout, a shower room, and patio doors leading to the garden, it's the ideal space for visiting guests, multi-generational living, or rental potential.

Outside, there is ample off-street parking to the front of the property. Side access leads to a wonderful rear garden, backing onto open fields and offering a peaceful, private setting. With a combination of lawn and patio areas, it provides plenty of space for outdoor living, relaxation, and enjoying the exceptional views.

Malborough is a popular village with the benefit of a small supermarket/filling station, two pubs, a church and a primary school. It lies just inland from the beautiful coast, spectacular cliffs, coves and beaches of southern-most Devon. Salcombe is situated close by with its picturesque estuary renowned for its sailing and sandy beaches. At the head of the estuary Kingsbridge town provides a comprehensive range of shops and other facilities.

Salcombe Office

01548 844473 | salcombe@marchandpetit.co.uk

24 Fore Street

Salcombe, TQ8 8ET



Property Details

Services:	All mains services.
EPC Rating:	Current: D Potential: C
Council Tax:	Band E
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- Far reaching countryside and water views
- Kitchen/dining room with stunning views
- Sitting room with wood burner
- 4 Double bedrooms
- Self-contained annexe with private entrance
- Utility room
- Delightful garden
- Off street parking
- Close to all village amenities

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

From Kingsbridge, take the A381 towards Salcombe and continue for approximately 3 miles. Just after passing through the village of Malborough, you will find the property on your left-hand side, just past the petrol filling station.

Viewing

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



Floor Plans

