

LILLEBY SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



LILLEBY

A bespoke sanctuary of unrivalled elegance.

Perched in a commanding position above the golden sands of South Sands Beach, Lilleby is a distinguished coastal residence offering an extraordinary panorama of the sea and estuary, stretching towards East Portlemouth and along the captivating coastline. Nestled in one of the UK's most coveted waterfront enclaves, this exceptional home has been meticulously reimaged to embody the pinnacle of refined coastal living.

Set at the crest of the exclusive Moulton Road, Lilleby boasts a generously proportioned private parking and turning area in front of the residence, with additional parking available above—ensuring both convenience and exclusivity for residents and guests alike. A striking contemporary entrance, featuring state-of-the-art coded and fingerprint access, sets the tone for the exquisite interiors within.

Stepping into the grand reception hall, one is immediately drawn to the seamless flow of the open-plan kitchen, living, and dining space—an architectural triumph where floor-to-ceiling glass walls frame uninterrupted vistas of the sea, estuary, and coastline. Throughout the house, Porcelanosa tiling and marble add a wealth of decadence to each room. The lounge in particular has an Xtone Oribico feature wall. Bathed in natural light, this space opens onto a sweeping sun terrace, an idyllic setting for sophisticated outdoor entertaining or quiet contemplation amidst nature's splendour. A veil of mature trees ensures privacy while preserving the breathtaking views.

To the other side of the reception hall, a beautifully curated sitting room offers an intimate retreat, while a well-appointed bedroom and elegant bathroom provide immediate comfort. The lower level is home to four additional bedrooms, each designed with impeccable attention to detail. The principal suite is a sanctuary of indulgence, featuring ambient LED night-sky lighting and a sublime en-suite bathroom complete with a steam room, Noken Ceramic I-Smart Toilet, and Krion bath. This exquisite haven opens onto a private sun terrace with Cedarwood feature screening, which extends to the adjoining bedrooms, ensuring every space is graced with unparalleled coastal views.

Beyond the interiors, Lilleby's expansive terraces provide an exceptional setting for outdoor living, with provisions for a swim spa and hot tub to enhance the experience. There is a pathway that leads through the grounds and directly to the footpath to South Sands Beach.

Here, amidst the soothing sound of waves and the invigorating coastal air, Lilleby presents an extraordinary opportunity to embrace the very essence of luxurious waterfront living.







KEY FEATURES

- 5/6 Bedrooms
- Modern open plan kitchen/dining/living area
- Finished to a high specification throughout
- Porcelanosa feature walls and tiling
- Expansive coastal sea views
- Spa and hot tub ready
- Steam room part of the master suite









PROPERTY DETAILS

Property Address

Lilleby, Moulton Road, Salcombe, Devon, TQ8 8LG

Mileages

Malborough 2.5 miles, Kingsbridge 6 miles, Plymouth 24 miles, A38 Devon Expressway 16 miles (distances are approximate)

Services

Mains electricity, water, and drainage. Electric heating.

EPC Rating

Current: E, Potential: C

Council Tax Band

TBC

Tenure

Freehold

Authority

South Hams District Council, Follaton House, Plymouth Rd, Totnes TQ9 5NE

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

On entering Salcombe via the A381 from Kingsbridge, go straight ahead at the first crossroads following Main Road as it contours around the side of the hill. At the next junction turn right into Sandhill Road. Follow this road as it winds through several hairpin bends down towards North Sands. On reaching North Sands turn right leaving the beach on your left and proceed up the hill on the other side. At the next junction, on the brow of the hill, bear right towards Malborough and almost immediately take the first turning left into an unmade road named Moulton Road. Follow this until the end and Lilleby will be found on your left hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Salcombe.

Tel: 01548 844473.



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FLOOR PLAN







MARCHAND PETIT
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