



THE SOAR

SALCOMBE



THE SOAR

The Soar is your perfect coastal escape from the pace of modern life: a private collection of holiday homes on the hills above Salcombe in one of the UK's most desirable destinations.

Set amid rolling fields high over the idyllic Soar Mill Cove, The Soar is surrounded by National Trust landscapes, golden beaches, and excellent water sports opportunities. Whatever your passions, The Soar is a perfect seaside retreat for all generations.

Fusing minimalist Scandinavian design with exceptional craftsmanship, each property on our gated estate offers a stunning home from home for relaxing, recharging and exploring the beautiful landscapes of the South West coast.

Our 999-year leases allow you and your family to own a stunning seaside bolthole in Salcombe and pass it down to generations to come. We also offer complimentary ground rent for your first 5 years' of ownership.



YOUR HOLIDAY HOME

Carefully crafted with the highest quality materials, each property at The Soar makes a delightful seaside hideaway. Thoughtful details have been integrated into the design by talented architects and brought to life by master craftspeople at an independent British workshop.

Vaulted ceilings and floor-to-ceiling aluminium wrap-around windows provide a brilliant sense of space and bathe your home in natural light. Timber walls, optional Morsø log burners, and open-plan design create a warm and inviting seaside retreat throughout the seasons.

The all-electric properties are equipped with Daikin air-source heat pumps to provide efficient heating year-round, with underfloor heating throughout the home. SIPs panels ensure each property is insulated to high standards.



Every last detail has been considered, with integrated Bosch appliances, including a wine cooler, complementing a contemporary kitchen at the heart of the home. Each bathroom is spacious and light-filled, with rainforest showers providing a spa-like experience. For children, the bunk beds offer a cosy retreat with a wonderful fibre-optic star light installation.



INCLUDED:

- Integrated extractor hood and induction hob, plus Bosch oven, microwave, wine cooler, dishwasher, fridge freezer and washer dryer
- Pronteau 3-in-1 hot water tap
- Daikin air-source heat pump
- Nest smart learning thermostat
- Underfloor heating throughout
- Double-glazed aluminium powder-coated windows
- New England oak laminate flooring throughout
- Built-in furniture including bookcase, wardrobes and entrance storage
- Curtains and blinds
- Fitted headboards in primary and second bedroom
- Arch LED bathroom mirrors
- Thermostatic showers and Linton bath
- Hard-wired fibre-optic internet connection
- Thermowood exterior cladding
- Yellow balau hardwood terrace

No stamp duty or council tax is payable on properties at The Soar.

ADDITIONAL UPGRADES:

- Morsø log burner
- Sonos in-ceiling audio system
- Security alarm
- Air conditioning
- Electric curtains

Each property features a spacious terrace crafted in a stunning yellow balau hardwood by local craftsmen. The terrace connects seamlessly with the kitchen-diner to create a versatile entertaining spot, making your property the perfect retreat at any time of year.

Clad in Thermowood for durability, each home is built to the same standards as a house, offering peace of mind for owners. Two private parking spaces are provided adjacent to each home, with ample visitor parking available on the estate.



CONCIERGE SERVICE

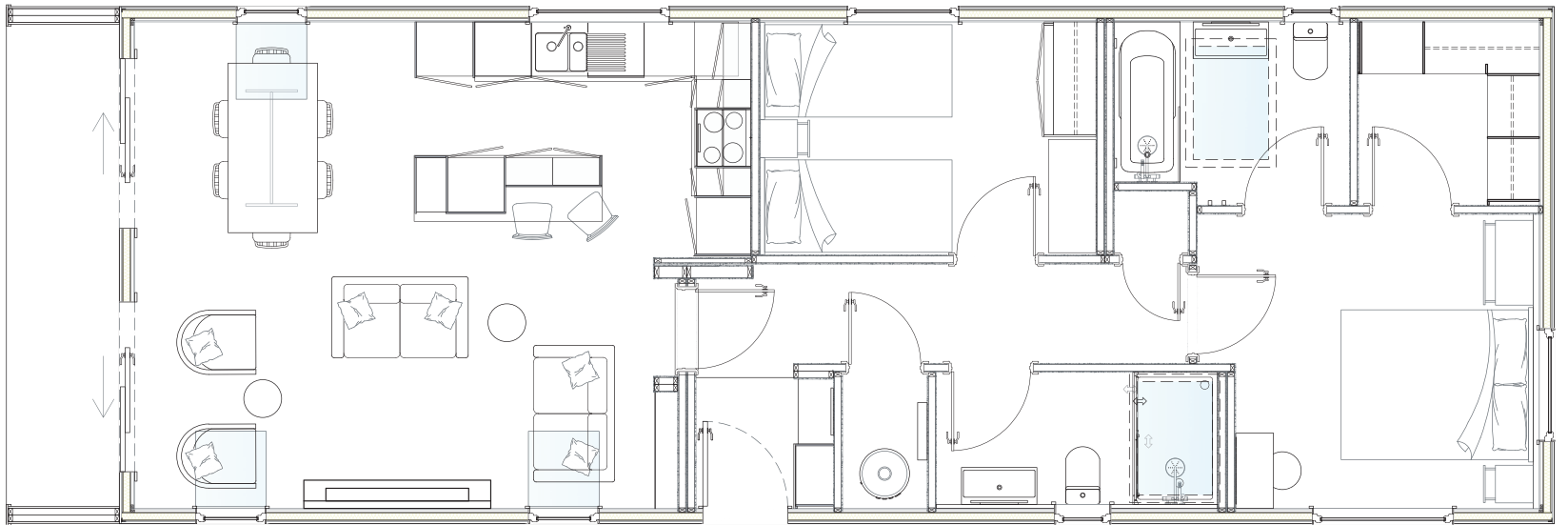
The Soar offers a private concierge service for owners in association with local family business Sea Breeze, helping you enjoy convenient and hassle-free stays. *Additional charges apply for these services.*

The service offers everything from booking transfers, water sports and boat hire, restaurant reservations and childcare. Separate maintenance, cleaning and changeover services are also available via Sea Breeze, allowing you to sublet your home in the knowledge everything is taken care of.

Salcombe Meat Co., the leading local farm shop and our food and drink partner, provides a full selection of local produce. Everything is delivered to your home prior to your arrival, allowing you to enjoy the region’s finest seafood, meat, drinks and groceries.

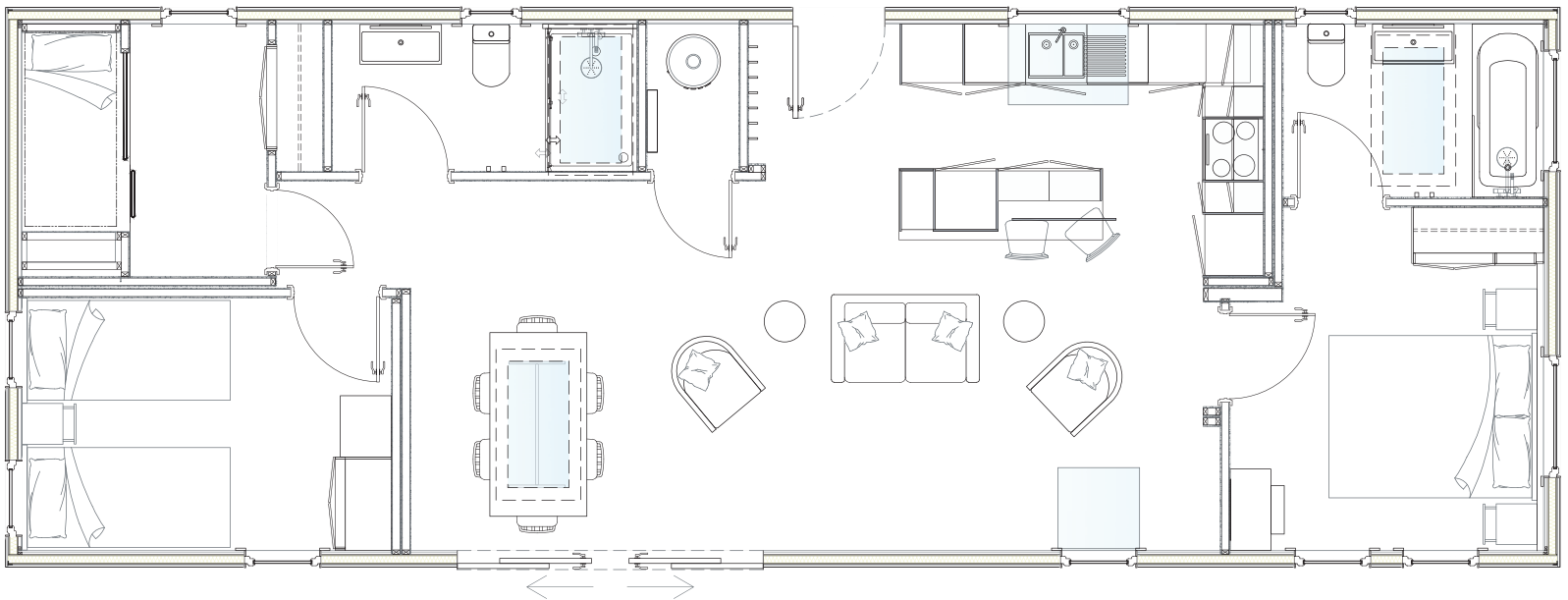


THE THURLESTONE
(50FT X 18FT 2-BED END LIVING ROOM)



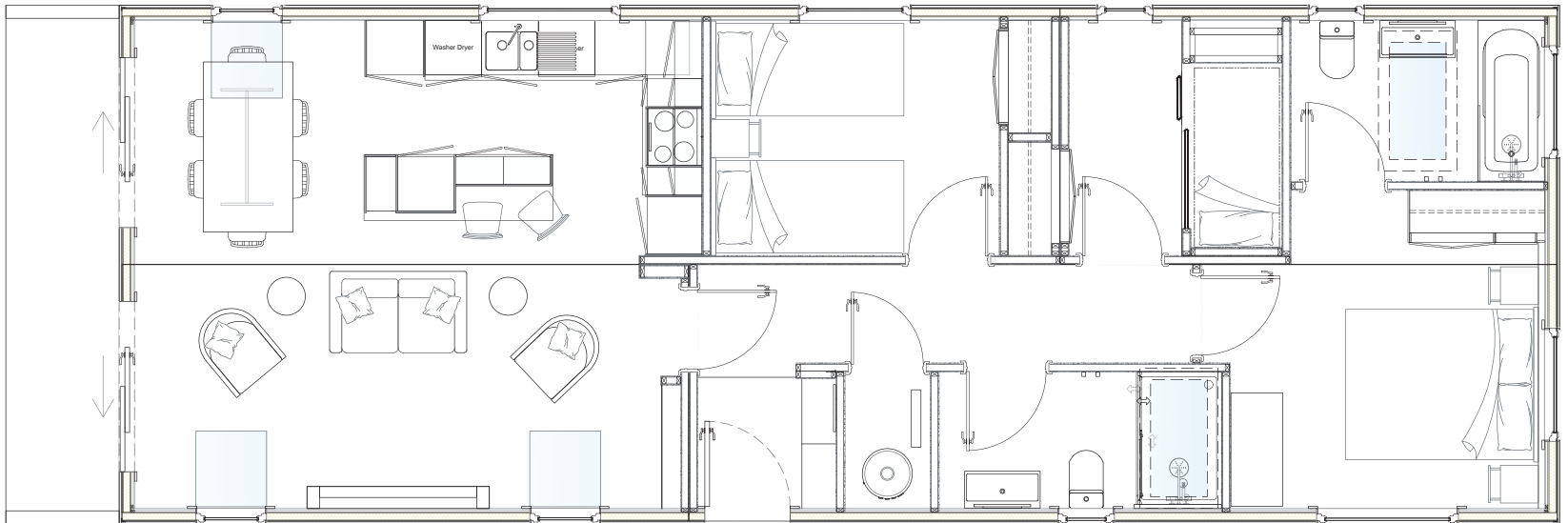
For illustration purposes only. Not to scale.

**THE BIGBURY
(50FT X 18FT 3-BED CENTRE LIVING ROOM)**



For illustration purposes only. Not to scale.

THE BOLBERRY
(50FT X 18FT 3-BED END LIVING ROOM)



For illustration purposes only. Not to scale.



THE ESTATE

The Bolt Club, named after the former RAF Bolt Head airfield nearby, offers a versatile range of facilities to enjoy while staying on the estate.

A private coffee bar and library space allows you to meet with fellow owners. The owners-only space also features a yoga studio and gym with Peloton® equipment, while a courtyard garden with a barbeque has been created in partnership with Devon-based garden designer Eva Vyhnackova.

Adjacent to The Bolt Club, the natural play area has been handcrafted by Earth Wrights in nearby Dartington and offers a wonderful space for children to play and make new friends.

Water sports enthusiasts can make use of our convenient gated boat and board storage area. Storage for large boats is available a short walk from the estate under separate arrangement.

For the ultimate entrance, you can arrive and store a light aircraft or helicopter at Bolt Head Airfield, just a short walk from The Soar.





The Soar is situated on a National Trust headland



SALCOMBE

The Soar is located 5 minutes from the vibrant coastal town of Salcombe, synonymous with adventure and style.

Enjoy the water sports and delicious fine dining the town is renowned for, while retreating to your peaceful home near the secluded hamlet of Soar at the end of a fun-filled day.

For water sports enthusiasts, Salcombe Yacht Club offers an active social calendar and sailing courses. The club hosts races and regattas throughout the year and welcomes new members of all ages.

Those who appreciate the finest food and drink will enjoy discovering Crab Shed alongside Rockfish, a leading seafood restaurant from renowned chef Mitch Tonks.

The Harbour Beach Club and Spa, close to South Sands, features a restaurant, spa and outdoor activities including paddleboarding and morning yoga. This award-winning club is the perfect place to spend the day or stop by for lunch.





Soar Mill Cove, rated a Top 50 UK beach by The Times, is a 5-minute walk from the estate

SOUTH DEVON

A short walk from Soar Mill Cove, the estate places you on the hills above one of The Times' Top 50 UK beaches, providing a brilliant place for unwinding with friends and family.

The local area is surrounded by protected National Trust land, including Bolberry Down and East Soar Nature Reserve, which provide miles of beautiful scenery to enjoy.

The South West Coast Path offers world-renowned walking trails and breathtaking scenery to explore.

Thurlestone Golf Club, a short drive from The Soar, provides a links course and tennis courts with dramatic coastal terrain.



Further afield, Gara Rock Hotel and Burgh Island Hotel are brilliant destinations for enjoying fine dining and spa facilities within easy reach of your home from home. Dartmoor is easily accessible for reconnecting with the great outdoors and exploring its dramatic landscapes.

PRICING INFORMATION

Prices from £425,000.

999-year leasehold interest.

Complimentary ground rent for your first 5 years' of ownership.

Service charge to cover estate costs.

No council tax or stamp duty.

Please contact us to request further information or to arrange a private viewing.

CONTACT

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CHARITY PARTNERS

We are proud to work with two charity partners to support the local community:

The Wind Project works with local schools and youth organisations to make sailing accessible to diverse populations, particularly those who may not typically have access to the sport.

Hope Cove Life Boat is a completely independent lifeboat operating in nearby Bigbury Bay, run by volunteers, and supported by the community.

