

5 RINGRONE SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

5 RINGRONE

A spacious and attractive duplex apartment forming part of a superb early 20th-century property, overlooking the mouth of the Salcombe Estuary and just a short walk from South Sands beach and the magnificent National Trust owned headland of Bolt Head.

Set within Ringrone, a magnificent period property now converted into seven apartments, No. 5 offers versatile accommodation arranged over two floors. The ground floor features a spacious entrance hall leading to a generous and cosy sitting/dining room, a practical kitchen, and a shower room. Upstairs comprises two bedrooms, a shared family bathroom, and a large, adaptable sitting room/bedroom - ideal as a retreat for younger family members. There is also ample eaves storage.

The apartment enjoys lovely views through the trees towards the harbour mouth and up the estuary, both from inside the property and the beautifully maintained communal gardens. Just a short walk from South Sands and the Bolt Head headland.

Additional benefits include a private garage with a large, useful store beneath, as well as two allocated parking spaces.

Ringrone is located on the outskirts of Salcombe, close to the famous and spectacular headland known as Bolt Head, which guards the entrance to the Salcombe Estuary and harbour. The centre of Salcombe is about a mile and a half away and this can be reached in the summer season by a passenger ferry from the beach at South Sands which is close by. Also nearby at South Sands there are excellent bar and restaurant facilities offered by the South Sands and Tides Reach. 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 towards its mouth. The popular town has an excellent range of shops, pubs and restaurants.



PROPERTY DETAILS

Property Address

5 Ringrone, Sharpitor, Salcombe, Devon, TQ8 8LW

Mileages

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

Services

Mains electric, water and drainage. Electric heating.

EPC Rating

Current: E, Potential: D

Council Tax Band

E

Tenure

Leasehold with a share of freehold

Authority

South Hams District Council

Key Features

- Communal grounds with wonderful harbour views
- Tranquil location
- Garage together with two parking spaces
- Duplex 3 bedroom apartment
- Short walk to the beach
- Ground floor level access
- Versatile accommodation

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

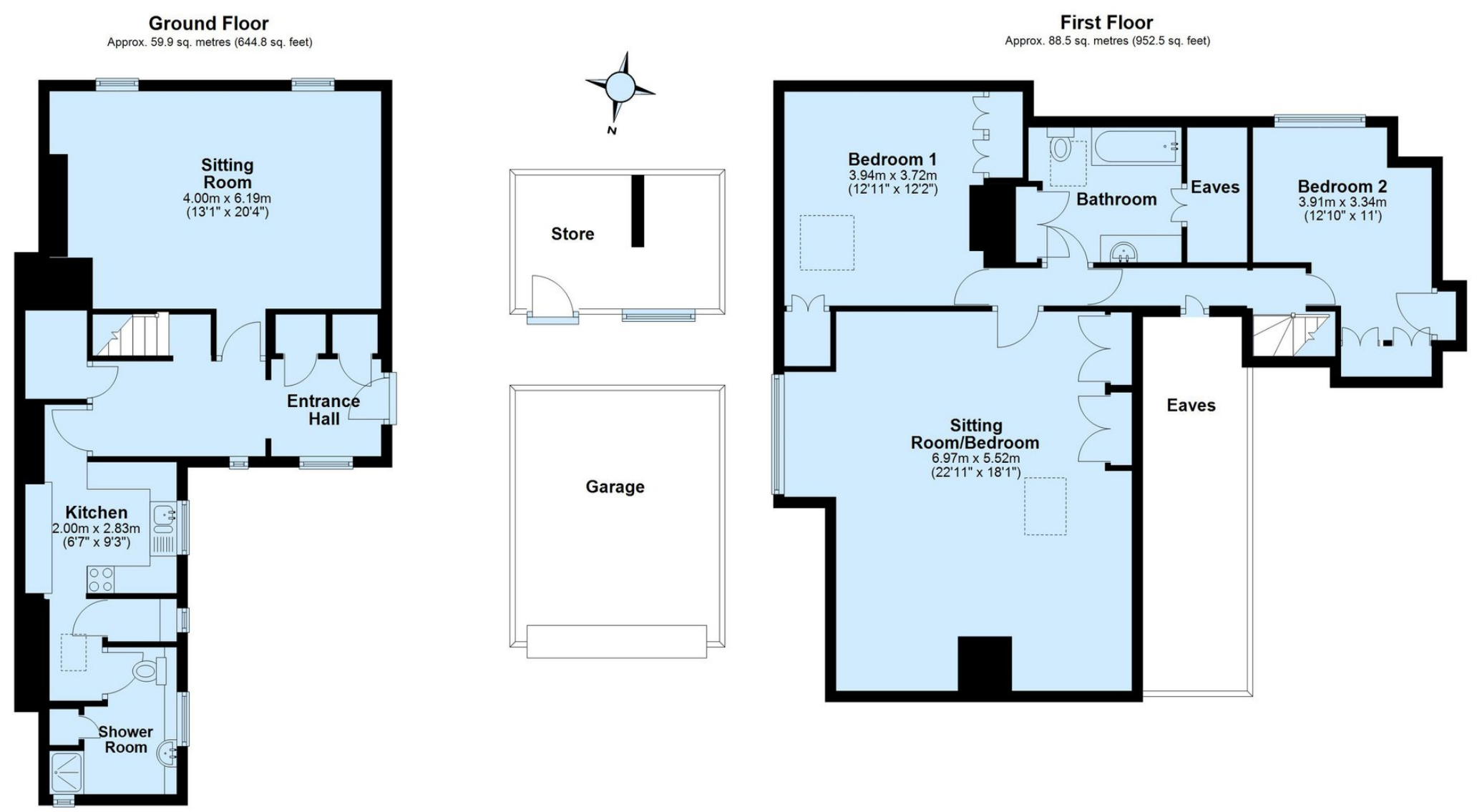
From Kingsbridge on the A381, enter Salcombe and continue past the first crossroads, following Main Road around the hill. Turn right at the next junction into Sandhills Road and follow it as it zigzags down to North Sands beach. Turn right, passing the beach on your left, and follow the road over the hill to South Sands Beach. Keep left, passing the National Trust parking hut. About 100 yards further, take the right fork. At the next hairpin bend, you'll find the entrance to Ringrone on your right.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Salcombe. Tel: 01548 844473.



FLOOR PLAN



Total area: approx. 148.4 sq. metres (1597.3 sq. feet)

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