



Moult Farm
Cliff Road, Salcombe, Devon

**STRUTT
& PARKER**
BNP PARIBAS GROUP

Exceptionally positioned detached home in need of modernisation, just 5 metres from the breathtaking North Sands Beach

A charming five-bedroom house offering significant potential, set in a magnificent position overlooking Salcombe North Sands. The property offers a wealth of character, with splendid white rendered elevations and large sash windows, while inside there is flexible accommodation, offering the potential for a main house and self-contained Round House, all with direct access to a beautiful sandy beach.



3 RECEPTION ROOMS



6 BEDROOMS



BATHROOM



OFF ROAD PARKING



GARDEN



FREEHOLD



VILLAGE



2,738 SQ FT



**GUIDE PRICE
£1,495,000**



The property

Moult Farm is a unique beachside period property offering five bedrooms and a flexible layout with a self-contained one-bedroom Round House that was formerly a Grade II listed tearoom. On the market for the first time in over 100 years, Moult Farm has been passed down through generations and now presents an exciting development opportunity for its next owners.

The main house has a comfortable drawing room with a feature fireplace, ceiling cornicing and a large sash bay window affording views towards the beach. There is also a well-equipped kitchen fitted with wooden storage units to base and wall level, as well as an Aga and space for all the necessary appliances. A dining area has banquette seating built into the bay window, again offering beautiful waterside views. There is a utility room providing further space for home storage and appliances, as well as a storeroom and a useful study.

Upstairs, the main house provides three double bedrooms of similar proportions, all with their own washbasins, with two benefitting from built-in storage. The first floor also provides two smaller single rooms, a family bathroom with an over-bath shower, plus an additional cloakroom with a WC. The front facing bedrooms benefit from exceptional coastal views.

The self-contained Round House offers excellent development potential into further accommodation providing opportunities for multi-generational living or income potential subject to obtaining the necessary consents. The annexe has its own entrance and adjoins the main house via an internal door to the kitchen. Once renovated the sitting room will feature commanding views over the beach and sea beyond, while the ground floor would also have a kitchen and a WC. Upstairs there is potential for one double bedroom with a dormer window and space for an adjoining shower room.



Outside

The house is set on a hillside plot above the beach, with the golden sands a matter of yards away. There is a driveway providing parking space at the side of the house, while further parking is available along Cliff Road behind the beach. The garden includes areas of lawn to both sides of the house, as well as to the front, where there is a variety of spring flowers. There is also a seating area at the front, partially shaded by a veranda, while at the rear, the grassy garden slopes upwards towards the walled boundary. The gardens provide superb potential to create excellent spaces for al fresco dining and entertaining.

Location

The popular and idyllic Devon coastal town of Salcombe is a yachting paradise. Luxury properties are dotted across the hillside, while the picturesque waterfront provides a perfect backdrop for the array of excellent restaurants, cafés, boutique shops and galleries to be found in the town. A place full of charm and character, Salcombe also enjoys a reputation as an outstanding leisure destination, with great sailing,

fishing, surfing and beaches, as well as the inland pursuits of golf, horse riding and walking. Salcombe is located along what is arguably Britain's most beautiful coastline, with the Southwest Coast Path offering wonderful walking and riding routes. For further amenities and facilities, Kingsbridge is just five miles away while the port city of Plymouth is 25 miles away.



Distances

- Salcombe town centre 1.0 miles
- Kingsbridge 5.6 miles
- Slapton Sands 13.8 miles
- Totnes 18 miles
- Totnes station (London Paddington 2 hours 47 mins) 18.6 miles
- Plymouth 26 miles

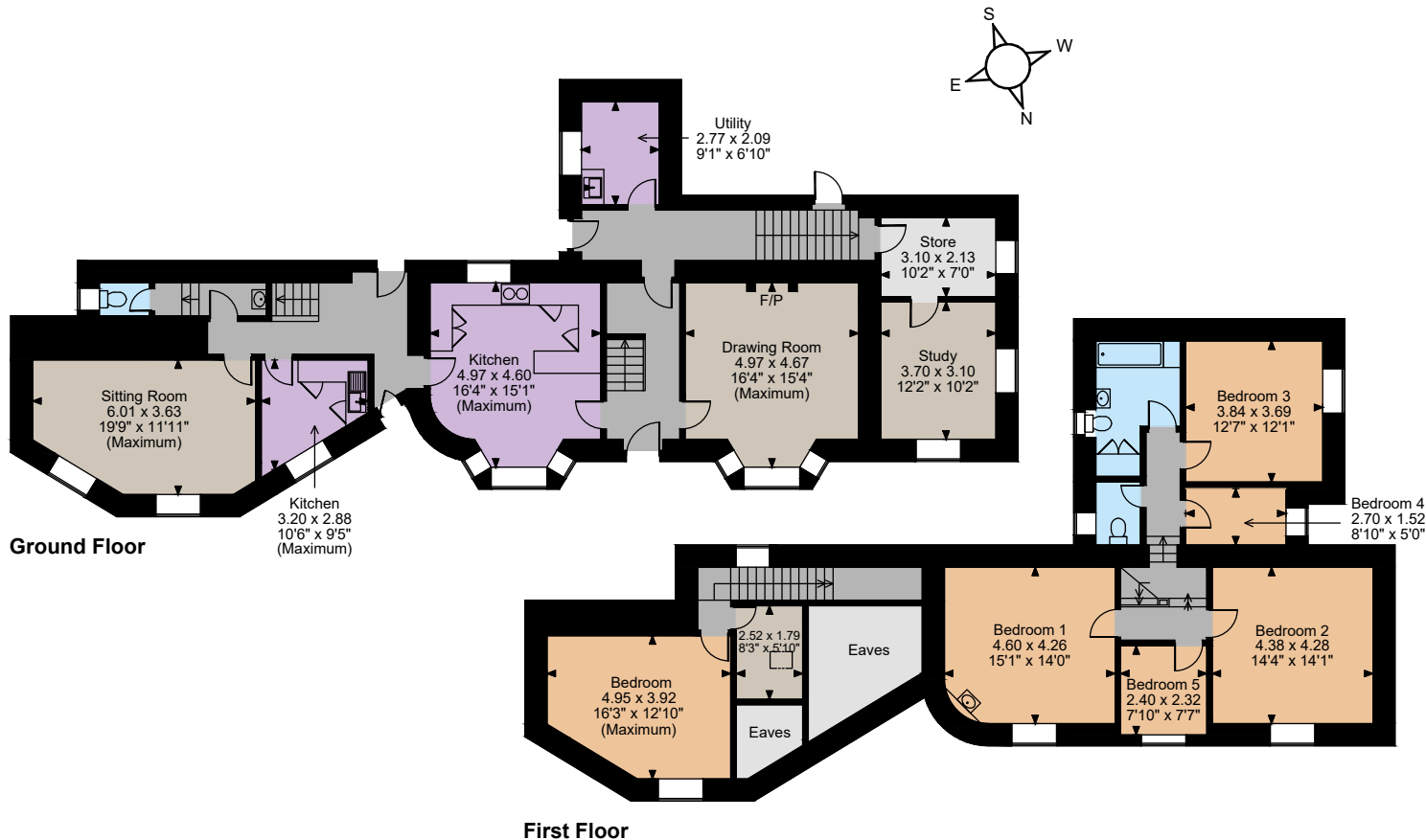
Key Locations

- North Sands Beach
- South Sands Beach
- Salcombe Harbour & Waterfront
- East Portlemouth & Mill Bay Beach (via ferry)
- Bolt Head Coastal Walk
- Hope Cove & Beach
- Slapton Sands & Slapton Ley Nature Reserve
- Kingsbridge Town & Estuary

Nearby Schools

- Malborough with South Huish Church of England Primary School
- Salcombe Church of England Primary School
- Kingsbridge Community College
- Stover School





Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 2,738 sq ft (254 sq m)
 For identification purposes only.

Directions

Post Code TQ8 8LD

///what3words: poet.following.save

General

Local Authority: South Hams District Council

Services: Mains water, electricity and drainage. Electric night storage heaters and Oil fired Aga

Mobile and broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: G

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Agents Note: Please note, the former tea room is Grade II listed and falls under a commercial, non-domestic rate

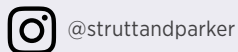
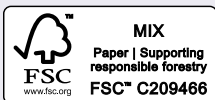
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