



VINE HOUSE

LOWER BATSON • SALCOMBE

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Arguably the best house currently on the market along the Salcombe Estuary. Beautifully renovated with fabulous entertaining space making the most of its creek-side location.

Main House

Entrance hall • Drawing Room • Open-Plan Kitchen • Dining Room • Sitting Room
Study • Utility Room • Cloakroom • Boot Room
3 Bedrooms • En Suite Bathroom • Family Bathroom

The Sail Loft

Sitting Room • Kitchenette • Shower Room • Bedroom • Private Terrace

Boat House

Bedroom • Bathroom

Landscaped Garden • Enclosed Terrace Area • Elevated Sun Deck • Piggery and Patio
Private Driveway and Gated Off-Road Parking • Triple Garage
Running Mooring



These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.









Vine House

Vine House is a stunning example of a Georgian, waterside house located in an enviable, elevated position at the head of Batson Creek. Bought by its current owner in 2003, the entire interior has undergone extensive refurbishment while extending and retaining its handsome external splendour.

The Sail Loft and Boat House were refurbished at the same time as the main house with the former benefiting from a thatched roof to match those of other pretty cottages in this peaceful hamlet. Both serve as separate guest accommodation with The Sail Loft also enjoying access to a private terrace.

The main house is approached by stone steps through an original front door into a hall with a polished flagstone floor which runs through to an open-plan kitchen, dining and sitting room area. This ideal entertainment area is accessed through double doors to reveal a stylish, traditional kitchen with a central island and a Lacanche range cooker.

A window seat overlooks the creek and a large, light and airy sitting room epitomises relaxation with a view. A utility room and boot room are also included in the extended accommodation.



The drawing room provides a more traditional living space set around a large open fire flanked by bookcases and cupboards and glazed double doors open to the study with sliding patio doors to the garden.

The three bedrooms all benefit from attractive fitted wardrobes while containing unique features that distinguish them from one another. The master bedroom enjoys a stunning view of the creek and its rural backdrop with double doors leading to an en-suite bathroom with a free-standing roll-top claw foot bath which has been positioned to make the most of the waterside view. Bedroom two has a pretty window seat while bedroom



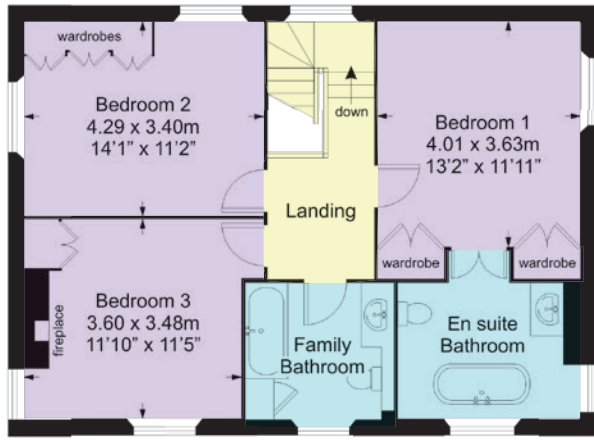
three has an original cast iron grate in the fireplace. The family bathroom overlooks the garden and is fitted with tongue and groove wall cladding.

The Sail Loft is accessed via a stable door and features a small kitchenette and shower room. Stairs rise to a sitting room with sliding doors leading to a private terrace. Open stairs rise to a twin bedroom under exposed beams and eaves.

The Boat House's dual aspect bedroom enjoys a waterside position with steps leading down to an en-suite bathroom.

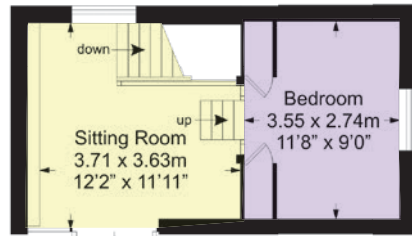






First Floor

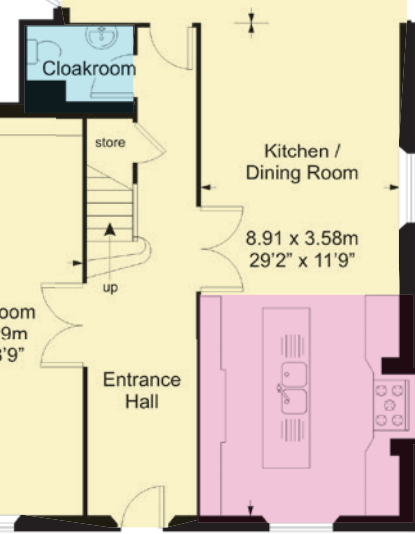
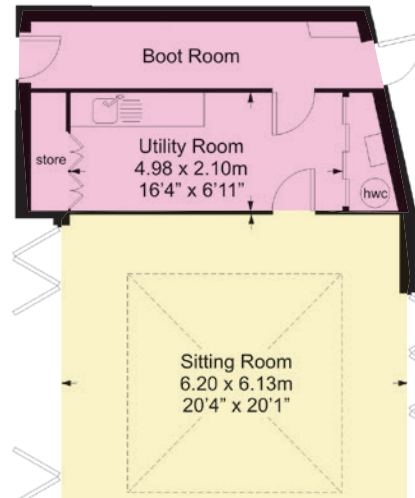
The Sail Loft



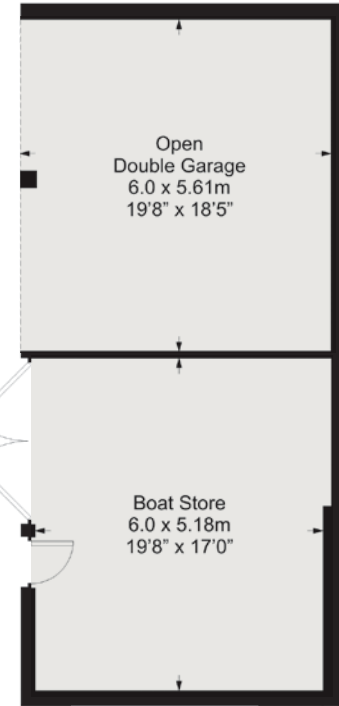
First Floor



Ground Floor



Ground Floor



Boat House

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Approximate Gross internal Area:

Vine House & Boat House: 250 sq.m. / 2,691 sq.ft.

The Sail Loft: 34.5 sq.m. / 371 sq.ft.

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the Important Notice on the last page of the text of the Particulars

- Reception
- Bathroom
- Kitchen/Utility
- Storage
- Bedroom






Gardens and Grounds

Vine House is set in a largely landscaped extensive garden, mostly laid to lawn and graced by attractive trees, including a magnolia, olive and silver birches. Seasonal flowers nestle amid mature shrubs, most notably, a fine collection of camellias. A former piggery is situated at the top of the garden for sheltered dining and seating with a walled patio at the front which affords views of the creek. A further sheltered terrace was created during the main house extension and this generous, enclosed paved area has a

decorative wall supporting climbing plants, raised beds and a shell-shaped feature water fountain. Steps rise to a sundeck with breathtaking views of Batson Creek.

A garage block features an open two bay area and an enclosed single garage with plenty of storage space and a hatch offering access to a loft space. A gravel area provides a turning circle and off-road parking.



Moorings and Access to Water

Subject to Harbour Authority regulations, a tidal mooring with running mooring attachment has been used by the owner of Vine House for many years. An application for transfer should be made to the Harbour Office.

Situation

Arguably one of the most sought after waterfront locations in the UK with an uncommonly temperate climate and golden beaches; Salcombe and Batson Creek is the perfect setting for this fantastic waterfront home. The Salcombe Estuary has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dingy sailing, water

sports, boating and long walks along the beautiful coastline. Salcombe is also a famous yachting centre and provides a perfect cruising base from which to explore France, The Channel Islands and the beautiful harbours and creeks of the West Country.



Schools

There are number of schools easily accessible including the highly regarded Kingsbridge Community College, only 6 miles away.



Shopping

Once a thriving fishing village, Salcombe still retains much of its original charm and character. The town's many restaurants, local pubs and boutique shops are all within a short walk of the property. More extensive shopping and amenities are available in Kingsbridge (6miles).



Sailing and Watersports

The Salcombe Estuary has numerous sandy beaches, coves and sheltered anchorages, all of which make it an excellent base for dingy sailing, water sports, boating and long walks along the beautiful coastline.



Travel by Car

The A38 Devon Expressway is about 16 miles to the north, providing dual carriageway access to the M5 Motorway at Exeter.



Travel by Train

There are good Intercity rail services from Totnes (19 miles) to London Paddington (2 hours 50 minutes).



Travel by Ferry

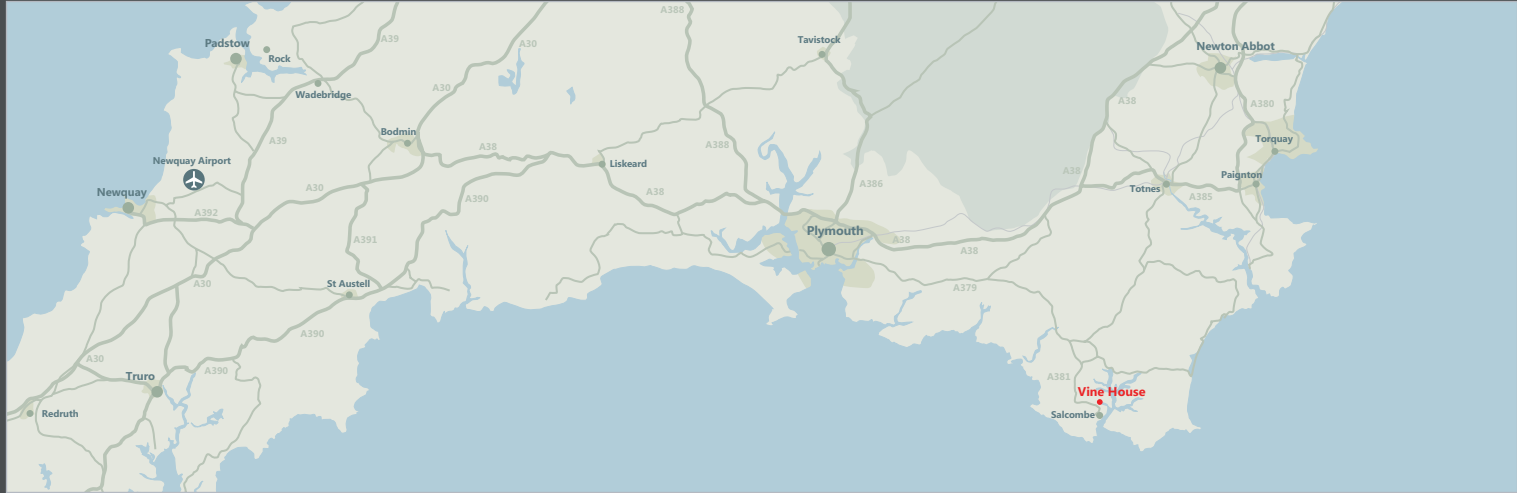
Brittany Ferries operate services to France, Spain and the Channel Islands from their terminal at Plymouth.



Travel by Air

There are a growing number of UK and international flights from Exeter Airport (51 miles). It also caters for private and chartered jets and helicopters too.

(All distances and times are approximate)



Services

Mains water, electricity and LPG central heating.
Private drainage to septic tank.

Local Authority

South Hams District Council, Follaton House,
Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234.

Council Tax: Band G.

Fixtures And 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.

Viewing

Strictly by appointment with the agents; Knight Frank LLP and
Marchand Petit, Salcombe office.

Tenure

Freehold

Directions (Postcode: TQ8 8NR)

Entering Salcombe from Kingsbridge, turn left a few hundred yards before
the filling station, signposted Batson. Proceed down the hill to the very
bottom and then turn right. The entrance to the property will be found on
the right hand side just before an old lime kiln.



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Important notice

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4. VAT: The VAT position relating to the property may change without notice.

Particulars dated: April 2014. Photographs dated: March 2014.

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