



The Old Porch House

Shadycombe Road, Salcombe, Devon TQ8 8DJ

Marchand Petit
ESTATE AGENTS
www.marchandpetit.co.uk

The Old Porch House, Shadycombe Road, Salcombe, Devon TQ8 8DJ

Kingsbridge 6 miles, A38 15 miles, Totnes 18 miles (Paddington 3 hours)

A Grade II* Listed 17th Century 5 bedroom house of immense character and interest close to the centre of Salcombe, enjoying some estuary and Creek views and with scope for refurbishment.

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.

The Old Porch House is reputed to date to around 1660. This lovely old house has an extremely convenient position a short walk from the town centre and its quays and mooring pontoons. From the upper floors there are good views down to Batson Creek and the surrounding fields and countryside. This Grade II* Listed property has for over 70 years been in the same family ownership and for much of this time has been used as a small hotel/guesthouse.

There are some wonderful old features in the house which are considered of great architectural and historic interest including the porch and the superb ceiling beams in the principal living room, some of which were probably old ships' timbers.

In addition to a double garage, there is ample parking and an easily managed garden.



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Salcombe Office

24 Fore Street, Salcombe, Devon TQ8 8ET

Tel 01548 844473 Email: salcombe@marchandpetit.co.uk

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ACCOMMODATION

ENTRANCE PORCH

The property is entered through a lovely old stone porch with slit openings on either flank wall and an ancient studded oak door leading to:-

ENTRANCE LOBBY AND HALL

With exposed ceiling timbers, quarry tiled floor. Glazed inner doors to leads to hall with exposed roof timbers.

SITTING ROOM

A delightful room with massive ancient ceiling beams and timbers. South facing window with wide sill. Splendid old stone fireplace with raised brick grate and timber mantelpiece. Open gas

fire. Door leading to staircase to first floor.

DINING ROOM

A spacious room well lit by North and North West facing windows which also give views across the valley to nearby fields. Exposed ceiling beams and timbers. Built-in shelved cupboards. Dumb waiter leading to lower floor.

REAR LOBBY

With staircase down to lower ground floor. Meter cupboard.

CLOAKROOM

WC. Wash hand basin.



LOWER GROUND FLOOR

LOWER HALLWAY

With access to outside. Range of built-in storage cupboards.

KITCHEN

North West facing window. Fitted with gas fired 4 oven Aga, an extensive range of base and wall units, round edge work surfaces and ceramic tiled surrounds. Double bowl stainless steel sink. Waste disposal. Plumbing for dishwasher. Dumb waiter to first floor. Double glazing.

UTILITY ROOM

Fitted with floor and wall cupboards. Work surface with inset sink. Plumbing for washing machine. Space for freezers etc. Gas fired boiler.

FIRST FLOOR

LANDING

Staircase rising to second floor. Corner cupboard.

BEDROOM ONE

South facing bay window with pretty view of the estuary and Fisherman's Cove. Built-in wardrobe cupboards with storage over, this conceals a stone fireplace. Secondary glazing. Door to:-

EN-SUITE SHOWER ROOM

Shower cubicle. Wash hand basin. WC. Partly tiled walls.



BEDROOM TWO

A bright room facing North and with a view to Batson Creek and surrounding fields. Recessed wardrobe cupboard. Door to:-

EN-SUITE SHOWER ROOM

Shower cubicle. Wash hand basin. WC. Partly tiled walls.

BEDROOM THREE

A charming South facing room with views across the estuary to East Portlemouth. Attractive stone fireplace. Door to:-

EN-SUITE SHOWER ROOM

Shower cubicle. Wash hand basin. WC. Tiled walls.



BATHROOM

Bath with electric shower over and screen. Vanity basin with cupboards beneath. Partly tiled walls.

WC

SECOND FLOOR

Eaves storage cupboard.

BEDROOM FOUR

North facing dormer window with panoramic views past the church to surrounding countryside on the other side of Batson Creek and with a glimpse of the Creek itself. Wash hand basin. Exposed roof timbers.



BEDROOM FIVE

North facing dormer window with similar views to Bedroom 4. Wash hand basin. Exposed roof timbers.

OUTSIDE

The property is approached over a driveway through electrically operated timber gates and this leads to:-

ATTACHED DOUBLE GARAGE

Two electrically operated up-and-over doors. Mezzanine storage shelf. There is ample parking space alongside and in front of the garage.

GARDEN

There is an attractive walled-in terrace immediately to the rear of the house. Beyond on the driveway there is a further area of garden, laid to lawn with a few shrubs and bushes plus a timber garden shed.

SERVICES

Mains water, drainage, gas and electricity.

COUNCIL TAX

Council Tax Band F.

LOCAL AUTHORITY

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

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.

TENURE

Freehold.

VIEWING

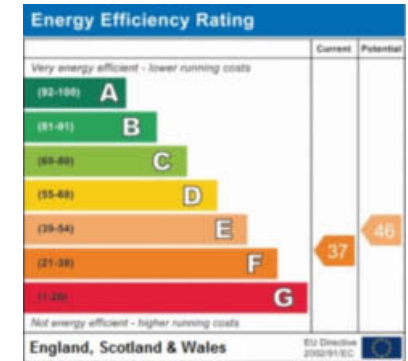
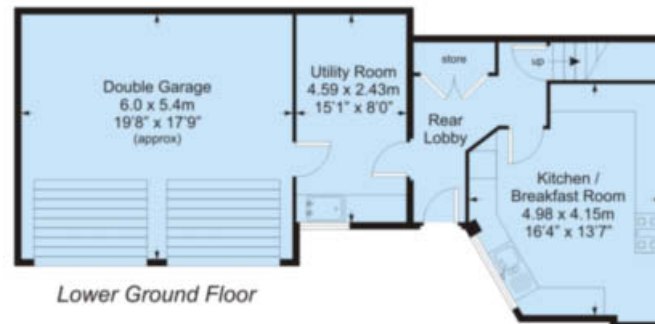
Strictly by appointment with the agents, Marchand Petit. Telephone 01548 844473



NB. This Floor Plan is for illustrative purposes only, all dimensions are approximate.



Total area 234 Sq.m
(2515 Sq.ft) Approx.
(Excluding Garage)



DIRECTIONS

On entering Salcombe from Kingsbridge, turn left at the first crossroads by a telephone kiosk into Onslow Road. Proceed towards the bottom of Onslow Road. Just before reaching the church turn left into Shadycombe Road and the property is almost immediately on the right hand side.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract.
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