

COMPASS COTTAGE EAST PORTLEMOUTH, SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

COMPASS COTTAGE

Tucked away in the picturesque village of East Portlemouth, Compass Cottage is a spacious detached four-bedroom home offering a rare opportunity to create your dream property in one of the South Hams' most desirable locations. Just a 10-minute walk from the East Portlemouth ferry to Salcombe and moments from the stunning local beaches, the setting is truly exceptional.

Currently arranged over two self-contained levels, the layout offers great flexibility - ideal for multi-generational living, guest accommodation, or reconfiguring into one expansive family home.

On the lower ground floor, you'll find a central kitchen flanked by two bedrooms and a separate shower room. The upper floor features a generous entrance hall, a bright kitchen-diner, two additional bedrooms, a family bathroom, and a separate shower room. The spacious sitting room, filled with natural light, opens onto a balcony with views across the estuary to Salcombe.

Externally, the property benefits from off-street parking for 2 to 3 cars, a garage, and a well-maintained garden offering a peaceful outdoor space to unwind.

While Compass Cottage would benefit from modernisation, it presents an exciting opportunity to update and personalise a home in an unrivalled coastal location.

Just half a mile from East Portlemouth's sandy beaches and close to the dramatic coastline of Gara Rock and the nearby village of East Prawle, this location offers easy access to the sailing waters of Salcombe, which can be reached quickly and easily via a small passenger ferry that operates year-round (or by water taxi after 5:30 pm during the high season). There are many scenic walks nearby, and access to the estuary and sandy beaches is all close at hand. Salcombe offers numerous inns, restaurants, and shops, along with a variety of water sports and activities.



PROPERTY DETAILS

Property Address

Compass Cottage, East Portlemouth, Salcombe, Devon, TQ8 8PE

Mileages

Salcombe via passenger ferry 1.5 miles, Kingsbridge 8 miles, A38 Devon Expressway 17 miles, Totnes 17 miles (distances are approximate)

Services

Mains electricity, water, and drainage.

EPC Rating

Current: F, Potential: D

Council Tax Band

F

Tenure

Freehold

Authority

South Hams District Council

Key Features

- 10 min walk to Salcombe ferry
- Close to East Portlemouth beach
- Flexible accommodation
- Ready for modernisation
- Countryside and water views
- Off street parking

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, take the A379 coastal road towards Dartmouth. After about 3 miles, turn right in the centre of the village of Frogmore, signposted East Prawle/East Portlemouth, and follow this road for nearly a mile before turning left, also signposted East Prawle. Continue on this road through the hamlet of Ford and up the hill on the other side. At the T-junction, turn right, following the signposts for East Prawle and East Portlemouth. Proceed along this road and turn right, signposted East Portlemouth. About half a mile past the Village Farm shop, Compass Cottage is on your left hand side via a wooden gate.

Viewing

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



FLOOR PLAN



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