

8 BEADON ROAD  
SALCOMBE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



## 8 BEADON ROAD

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Tucked away in a highly sought-after residential area, just a short stroll from the heart of Salcombe and the golden sands of North Sands beach, this stunning three bedroom detached home offers the perfect blend of style, space, and location.

Recently enhanced by an impressive double-storey extension, 8 Beadon Road centres around a striking open-plan kitchen and dining room — a bespoke, one-of-a-kind space featuring solid Iroko cabinet doors. The high-quality finishes continue throughout the home, with lounge cabinetry crafted from a mix of solid walnut and walnut veneer, and oak veneer wardrobes and vanities in the bedrooms and bathrooms.

Upon entering, a spacious entrance hall leads you into the heart of the home, where expansive sliding doors open from the kitchen/dining area onto a beautifully landscaped patio and garden, creating seamless indoor-outdoor living. The ground floor also includes a generous sitting room with a large picture window that floods the space with natural light, along with a convenient separate shower room.

Upstairs, a landing connects three well-proportioned double bedrooms and a stylish family bathroom, all thoughtfully designed for comfort and practicality.

Outside, the home is just as impressive. A private driveway leads to a garage, with a neatly lawned front garden bordered by mature shrubs. The rear garden has been carefully levelled to provide distinct patio and lawn areas, framed by established trees and bushes that offer both beauty and privacy.

This is a rare opportunity to own a truly exceptional home in one of Salcombe's most desirable coastal locations.

The beautiful estuary town of Salcombe is located in the heart of the South Devon region known as the South Hams, which is known for having an uncommonly temperate climate, verdant unspoilt countryside, hidden combs and a spectacular coastline. Arguably one of the most sought after waterfront locations in the UK, Salcombe is the perfect setting for this beautiful home. Once a thriving fishing village, Salcombe still retains much of its original charm and character. The property sits within the short distance of the town, with its many restaurants, local pubs and boutique shops. More extensive shopping and amenities are available in Kingsbridge. 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.





# PROPERTY DETAILS

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## Property Address

8 Beadon Road, Salcombe, TQ8 8LX

## Mileages

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

## Services

Mains electricity, gas, water, and drainage.

## EPC Rating

Current: D, Potential: B

## Council Tax Band

D

## Tenure

Freehold

## Authority

South Hams District Council

## Key Features

- Sought after residential location
- Close to North Sands beach
- Recent double storey extension
- Spacious open plan bespoke kitchen/dining room
- 3 Double bedrooms
- Garage and parking
- Beautiful gardens

## 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

On entering Salcombe from Kingsbridge, turn right at the first crossroads into Beadon Road. Follow this road a little way down the hill and No 8 Beadon Road will be found on the right hand side.

## Viewing

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





# FLOOR PLAN



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