



Salcombe Office: 01548 843952

Blue Lagoon - Salcombe

£1,175,000 (Guide Price)

Bedrooms: 6

Bathrooms: 3

Parking: 4

Garden

Blue Lagoon, a 19th century villa in popular Devon Road, standing above Salcombe town with vistas from South Pool to Lambury Point and beyond. A semi-detached spacious light and extensive home. Purchased by the current owners in 2005, they have carried out modernisation and renovations over the last few years, creating a seaside family house with character.

There is a large dual aspect Kitchen/Breakfast room with a balcony overlooking the Estuary and steps down to the enclosed Garden. To the north, there are views over the town and Snapes Point. The impressive Lounge has original features and full height bay windows with views across the Estuary to East Portlemouth, the beaches and the open sea beyond Lambury Point. There is a private rear Patio with room for a table and chairs and with pleasant rural views.

Porch - Upper Ground Floor

Up a flight of stone steps and through the half-glazed front door into the stone tiled Entrance Hall with coat rack (there is room for a small cupboard). Glass panelled door.

Entrance Hall - Upper Ground Floor

Open plan Entrance Hall, leads to the Kitchen/Breakfast room. With Cloakroom to the left, large hanging cupboard housing the meters, and to the right a walk-in storage cupboard with shelving, leading to a carpeted, wooden banistered Landing, with small flight of stairs leading down to Living area and door to Basement and to the carpeted staircase to the Upper floors.

Cloakroom - Upper Ground Floor

Window to the rear of the property. Wash handbasin. Low level WC.

Kitchen/Breakfast Room - Upper Ground floor

20.7" max x 13'5" | 6.26 max x 4.08



A very light room with south and north facing windows, both with views of the water. The rear view looks towards Batson Creek and the countryside with Dartmoor in the distance. On the south side, double glazed French doors open onto a decking area with steps down to the front garden. The Kitchen is fitted with a range of modern base and wall units with a granite work surface. Built in Rangemaster oven, with four ring gas hob and extractor hood. Integrated dishwasher. Full room height radiator.

Dining Area/Sitting Room or Study - Ground Floor

15'8" x 10'3" | 4.78 x 3.11

A pleasant space with double casement window and views to the east over the estuary. Chandelier and original ceiling coving. Presently used as a formal Dining area, family board games and sitting room. Original stripped pine flooring.

Archway with French doors opens into a lovely light, well proportioned Lounge.

Lounge - Ground Floor

20'4" x 15'8" | 6.20 into Bay x 4.78

A boldly decorated, south facing room - from the shuttered windows there are views to South Pool in the East and overlooking the property's front garden, from the south facing bay window, the beaches and surrounding countryside of East Portlemouth to Lambury Point and beyond to the open sea. This high ceilinged, comfortable room has many original features. Marble fireplace, coving and ceiling rose surrounding a replica chandelier. Decorative wall arch surrounds French doors leading back to the rest of the house.

Utility Room - Lower Ground Floor

A flight of stairs leads down to the lower Ground floor, with Utility room and walk in storage cupboard/wine cellar.

in the Utility room is a small window to side of property. Stainless steel sink unit. Fitted cupboards and drawers with work surfaces. Space and plumbing for washing machine and tumble dryer. Wall mounted gas fired boiler supplying central heating and domestic hot water. Shelving.

Bedroom 6/Games Room - Lower Ground Floor

16'4" x 15'8" | 4.97 x 4.78

With French doors opening into front garden. This room is presently being used as a Snooker room.

NB These rooms have potential to create a self-contained unit subject to the necessary building regulations.

Ensuite Bathroom - First Floor

Bathroom with bath, shower attachment, low level WC and wash basin. Wall cabinet.

Airing Cupboard - First Floor

Large walk-in airing cupboard with MEGAFLO hot water tank. Shelving. Thermostat.

Bedroom 3/Dressing Room/Sitting Room - First Floor

10'3" x 7'3" | 3.11 x 2.21

A small room, presently a Sitting room, a perfect size for a Nursery – originally however, no doubt the Gentlemen's Dressing Room! East facing window with views to the Harbour, East Portlemouth Village and South Pool Creek.

Shower room - First Floor

A light room with views over Devon Villas to Batson Creek. Double shower cubicle, low level WC and wash basin. Full room height towel rail.

Bedroom 2 - First Floor

13'5" x 10'5" | 4.08 x 3.18

Dual aspect double Bedroom with views from the south facing window to East Portlemouth Church, Smalls Cove and beyond. From the East, over the town to Batson Creek and Snapes. Built-in wardrobe. Radiator.

Returning to the corridor a Staircase leads to:
Pleasant carpeted Landing with Velux window giving light for an area to sit, read and reflect.

Bedroom 4 - Second Floor

18'0" x 11'11" | 5.48 x 3.37

Full height Attic room with panoramic vista of the East Portlemouth countryside, the sandy beaches and to Lambury Point and the open sea beyond. Ceiling lights, modern hand basin, hanging space in alcove, radiator. Wooden flooring.

Bathroom - Second Floor

White suite, part tiled surrounding a full size bath with electric shower attachment. Wash hand basin. Low level WC, towel rail.

Bedroom 5 - Second Floor

17'1 x 13'5" | 5.21 max x 4.08

Door opens to steps which lead to a dual aspect double Bedroom with views over the houses of Devon Road to Batson Creek towards Kingsbridge and Dartmoor beyond. To the south, a small window overlooks Smalls Cove and countryside. Built-in wardrobe. Under roof storage. Radiator.

Outside - Ground Floor

The property is approached through double gates off Allenhayes Road, this entrance is shared with the semi-detached house Spyglass Hill.

Currently the shared gravelled turning and parking area allows up to four cars for each house. From this area there is access to two storerooms beneath the Kitchen, both with restricted headroom, but suitable for storage, large enough for dinghies.

Opposite there is a paved Patio area, fenced off for table and chairs with pleasant views down to Batson Creek. Additional parking on hardstanding.

The main Garden is enclosed and secluded and lies to the front and side of the house. Bordered on both sides by hedging plants, it contains a colourful and interesting variety of shrubs, herbaceous plants, flowers and bulbs, together with a couple of specimen trees. There is also an area of terraced paved sun terraces. From the Garden there are good estuary and sea views. A gate gives access onto Devon Road.

Master Bedroom (ensuite) - First Floor

15'8" x 14'3" | 4.78m x 4.34 (max)

A well proportioned Bedroom with varnished stripped pine flooring and original coving, a south facing window gives views across the estuary to the countryside of East Portlemouth, Smalls Cove, Millbay, Lambury Point and the open sea beyond. From the window to the east side of the property, there are harbour views and beyond to South Pool Creek. Built-in hanging cupboard. Radiator.

Landing - First Floor



Carpeted substantial Landing with built in cupboard.

Please note

Planning permission exists to rebuild a house that stood on the plot to the south side of Devon Road, opposite the property and work has commenced.

Directions

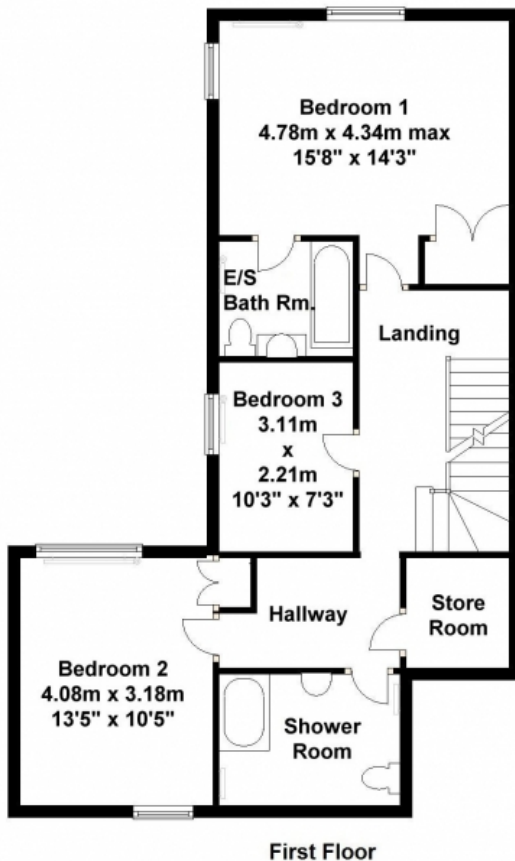
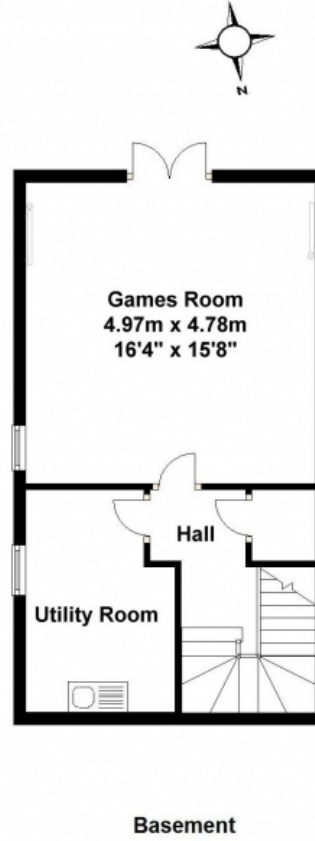
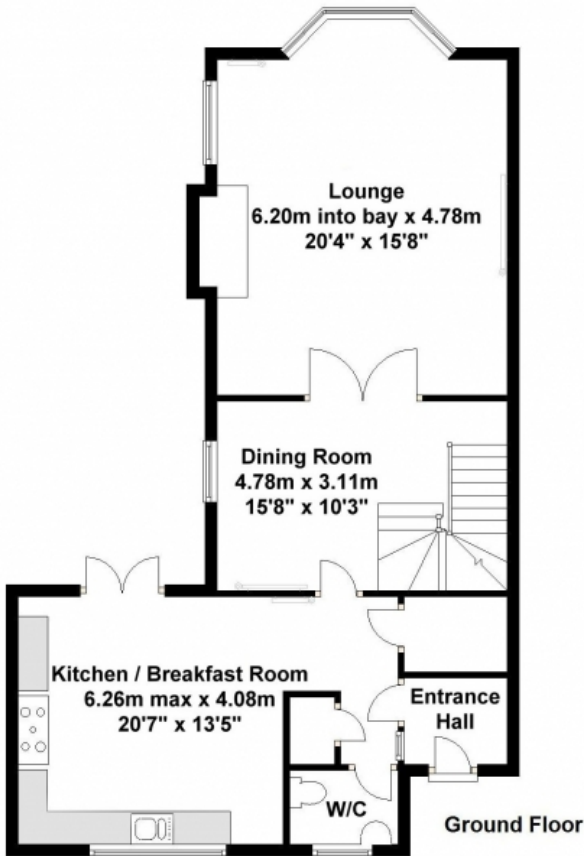
Coming into Salcombe, pass the blue filling station on the right, go straight on at the crossroads for approximately half a mile, turn into Devon Road and follow the road down until you come to the junction of Allenhayes Road. You will see a five bar gate to Blue Lagoon and Spyglass Hill. Enter driveway.

Photos





Floor Plans



Total area: approx. 235.6 sq. metres (2535.5 sq. feet)

Energy Performance Certificate