

Salcombe Office: 01548 843952

Braeside Cottage - Salcombe

£1,400,000

Bedrooms: 4 Bathrooms: 2 Garage: 1 Parking: 1 Garden

Braeside Cottage is situated in a prestigious location on Bennett Road, a much sought-after address in Salcombe, where such properties seldom come to the market. Just a short walk to the town centre, Braeside Cottage provides some of the most spectacular views of the Salcombe Estuary, across to Millbay and Sunny Cove, over the Bar, Limebury Point and Bolt Head, then out to sea.

Approach and Entrance - Ground Floor

Accessed from Bennett Road, dedicated single Garage located in a block of four. Communal steps and path to entrance gate. Short flight of steps to the front patio and entrance. PVCu double glazed front door to the Entrance Hall.

Entrance Hall - Ground Floor

Radiator, BT point and low telephone cupboard housing meter box. Doors to Living Room. Stairs to the First Floor, under stairs storage cupboard.

Cloakroom - Ground Floor

9'3" x 3'11" | 2.83 x 1.19

W.C., pedestal wash hand basin, radiator, obscure glass window.

Living/Dining Room - Ground Floor

22'7" x 8'11" + 15'6" x 14'9" | 6.88 x 2.72 + 4.72 x 4.49

Living area - an L-shaped room. Full length window with spectacular views towards the Salcombe Bar and accross to the sandy beaches at East Portlemouth. Window seat with radiator. Arched recess with shelving. Dining area - open plan room with obscure glass sash window, sliding door to Kitchen.

Sun Room - Ground Floor

17'0" x 6'6" | 5.17 x 1.98

From Living Room, steps down into tiled Sun Room. Spectacular estuary views, PVCu double door to the front patio. Radiator, storage cupboards with sliding doors. Rear storage area with door to outside.

Kitchen - Ground Floor

13'9" x 8'9" | 4.2 x 2.67

From the Dining area, sliding door to Kitchen. Vinyl flooring, hardwood glazed door and PVCu window to the rear. A range of wall and floor mounted units with worktops over, inset stainless steel sink with taps over. Worcester Gas boiler, radiator, space for fridge/freezer, space and plumbing for washing machine. Space for cooker. Door to Entrance Hall.

Stairs and Landing - First Floor

From the Entrance Hall stairs lead up to the First Floor and bisect. To the left of the Landing are two separate airing and storage cupboards. Door to Bathroom.

Family Bathroom - First Floor

Bath with shower over, wash hand basin and W.C. Heated towel rail, light and shaver socket, sash window to rear of property.

Bedroom 2 - First Floor

10'0" x 8'6" | 3.06 x 2.59

Double Bedroom with built-in cupboards and dressing table, radiator. PVCu double glazed window providing spectacular estuary views.

Bedroom 3 - First Floor

8'11" x 8'0" | 2.71 x 2.43

L-shaped single Bedroom with sash window to rear, wash hand basin and radiator.

Master Bedroom Suite with Dressing Area - First Floor

13'1" x 8'8" | 3.98 x 2.65

Double glazed PVCu window providing spectacular estuary views. Wardrobe and radiator. Ensuite Bathroom, bath with shower over, wash hand basin and W.C. Heated towel rails,



mirrored cabinet, light and shaver socket.

Stairs to Loft Room/Bedroom 4 - Second Floor

Loft Room/Bedroom 4 - Second Floor

19'1" x 14'4" | 5.81 x 4.36

An open plan, multi-purpose room. Wooden floor, exposed beams. Wash hand basin with cupboard under. Under eaves storage and door to additional attic storage. Large window providing spectacular estuary views.

Outside

Paved patio providing magnificent views of the Salcombe Estuary. Terraced hillside garden with mature planting and path leading to patio areas from which to enjoy the magnificent seaward views. Path to rear of property and outside storage shed beside Kitchen.

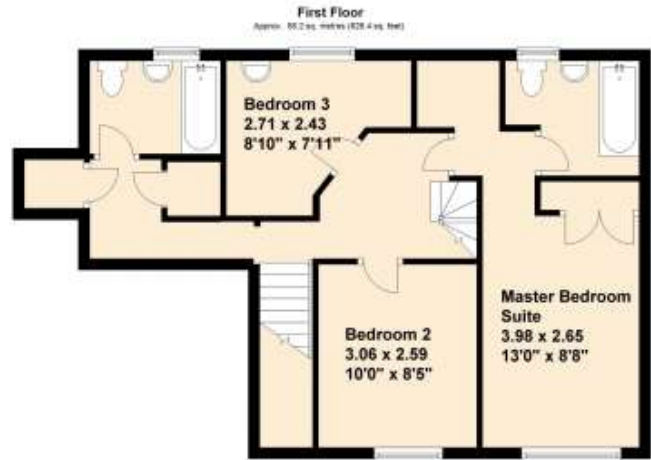
Garage, situated on Bennett Road, a single Garage with up and over door, with parking immediately in front.

Photos





Floor Plans



Total area: approx. 149.4 sq. metres (1607.7 sq. feet)

Energy Performance Certificate