



Thalassa

East Portlemouth

An iconic house set in one of the most sought-after coastal locations on the Salcombe and Kingsbridge Estuary with three moorings, boathouse, private beach and approximately 1.84 acres

Thalassa, East Portlemouth, Salcombe, TQ8 8PU

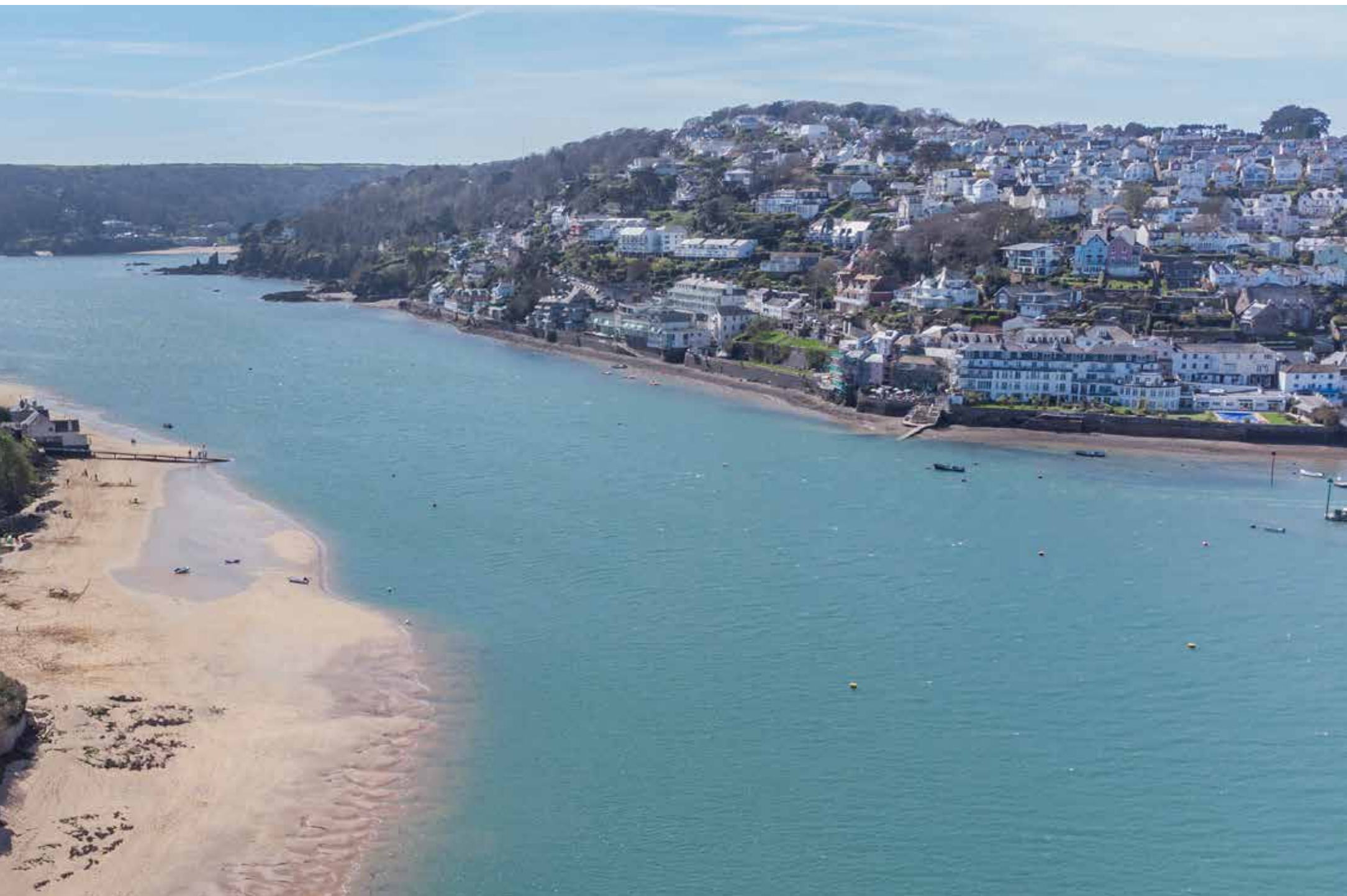
Salcombe 0.5 miles by boat from East Portlemouth, East Portlemouth 1.3 miles, East Prawle 1.5 miles, Kingsbridge 9 miles, Salcombe 14.3 miles, Dartmouth 17 miles, A38 21 miles

Features:

Hall | Drawing room | Sitting room/dining room | Kitchen/ breakfast room | Larder | Utility | Store | Cloakroom | Principal bedroom with dressing room & en suite shower room | Five further bedrooms | Two family bathrooms | WC | Garage | Garden | Boathouse | Two moorings | Running mooring | 320 ft of beach frontage | EPC rating F

About 1.84 acres in all





The property

Thalassa is an impressive, detached home, set in a magnificent waterfront location with direct access to the beach and its own private boathouse and slipway along with three private moorings directly in front of the property. Thalassa benefits from a peaceful setting and yet is easily accessible to Salcombe.

The house itself offers up to six bedrooms and more than 3,000 square feet of attractive accommodation, much of which enjoys uninterrupted views across the estuary. The main reception room is the 40ft drawing/dining room with its triple aspect, two window seats, wooden flooring and fireplaces. There is also a snug/study with French doors opening onto the west-facing patio. The kitchen and breakfast room has fitted units, an Aga, space for a breakfast table and access to plenty of storage in the larder, utility and store room.

On the first floor there are three well-proportioned bedrooms, including the principal bedroom with its dressing room and en suite shower room. There are also two family bathrooms, one of which has a separate WC. Further up on the second floor there are a further three bedrooms, one of which could be used as a home study.

Outside

Private Parking is available in the detached double garage, which has an off-street parking space in front. The house is set in beautiful gardens of approx. 1.8 acres with views of the estuary and Salcombe beyond. There is a west-facing patio, rolling lawns and borders well-stocked with shrubs, hedgerows and flowering perennials. There are also various mature trees, including an orchard. Steps lead down to the boat house and slipway, which has a slipway running directly onto the beach.









Location

Thalassa is situated in an unrivalled position in the village of East Portlemouth, overlooking East Portlemouth beach and with breathtaking views across the estuary towards Salcombe. The village is nestled in an area of outstanding natural beauty and boasts a beautiful sandy beach with hidden coves set amongst a backdrop of woodland and coastal paths. East Portlemouth is a small community with a village hall and a historic parish church and offers a water taxi service to the popular town of Salcombe. There is an excellent restaurant and bar nearby with water sport facilities at Port Waterhouse along with a seasonal café and shop. Salcombe is a yachting paradise and is renowned for its idyllic waterfront offering an array of excellent restaurants, cafés, boutique shops and galleries. The village of East Prawle is 3.5 miles to the east, and carries the distinction of being Devon's southernmost village. The popular market town of Kingsbridge with extensive shopping and supermarkets can be found 9 miles to the north. Kingsbridge also offers a range of well-regarded schooling with a bus service running from East Portlemouth to the town.

Directions

From the town of Kingsbridge, take the A379 (Embankment Road) to Frogmore, turning right to cross the creek and then continuing round to the right, following the sign for East Prawle. Continue through South Pool, then continue as the road turns to the left, following the sign for Waterhead and East Portlemouth. After 1.5 miles, turn sharply to the right and after a further 1.2 miles continue straight, following the sign for the passenger ferry. You will find the property on the right.

What3Words///conqueror.ants.reclaim brings you to the property's driveway.

General Information

Local Authority: South Hams District Council

Services: Mains electricity and water. Private drainage which we understand may not be compliant with current regulations. Further information is being sought.

Council Tax: Band H

Tenure: Freehold

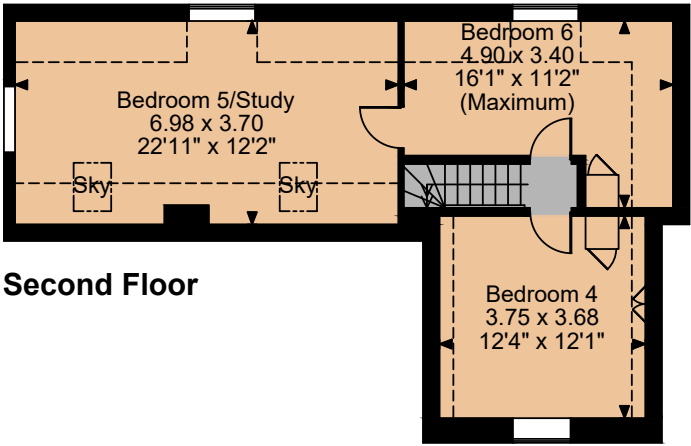
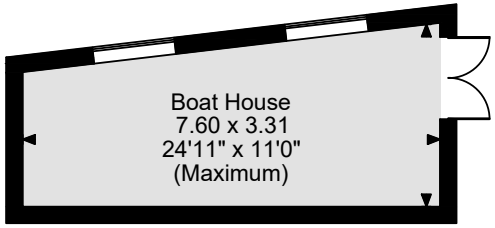
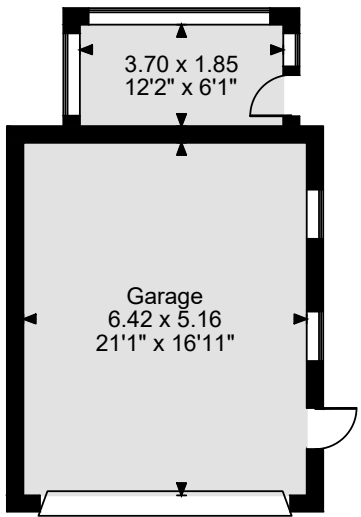
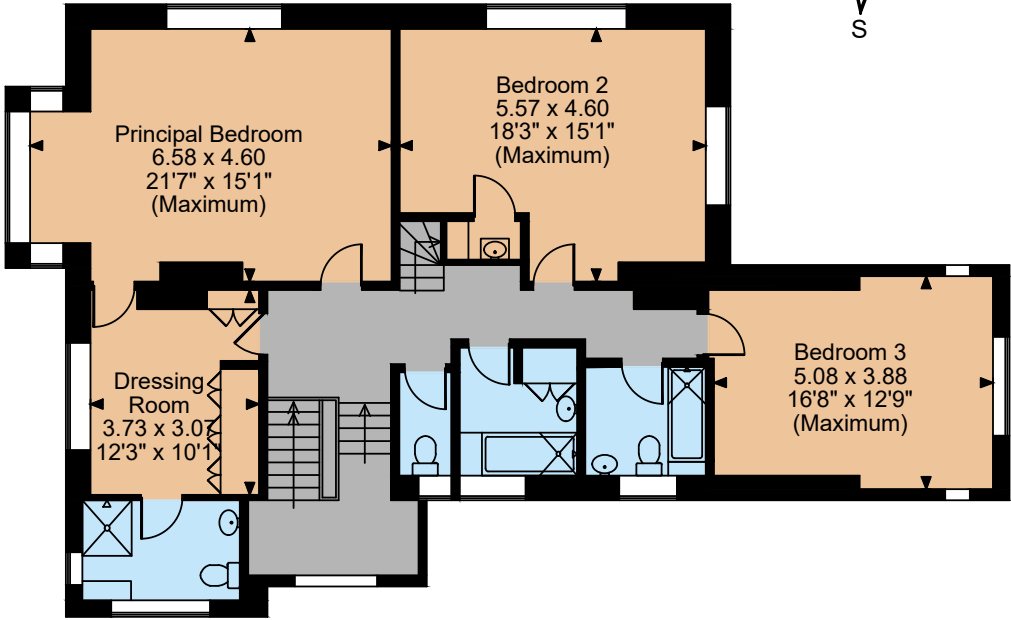
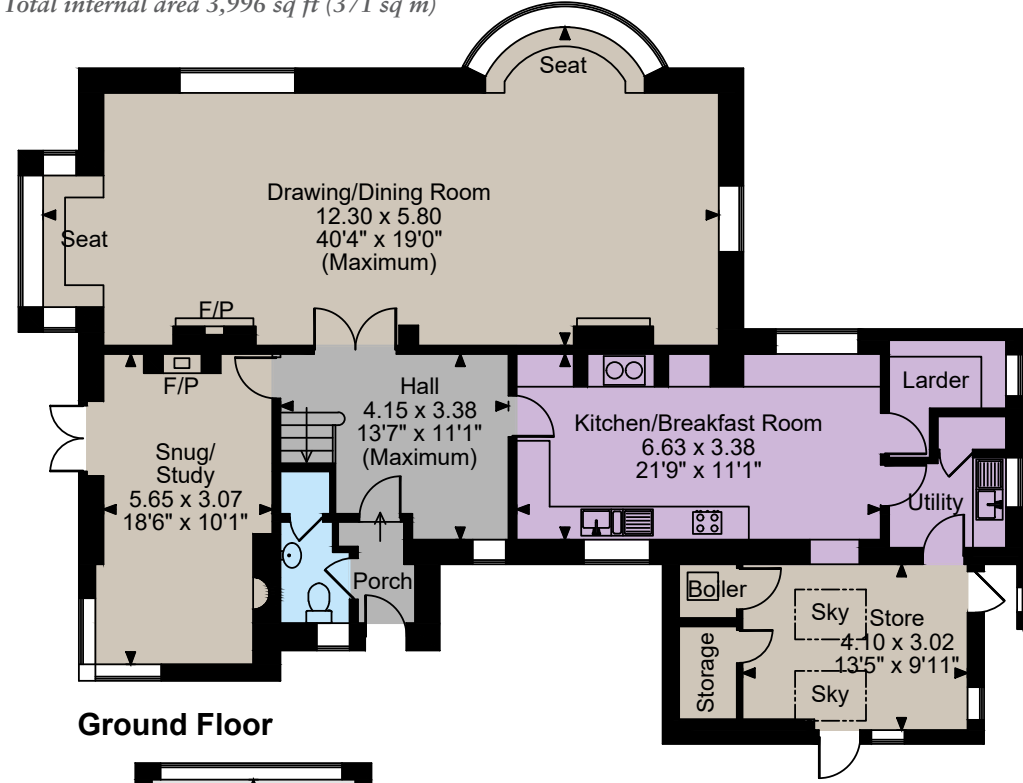
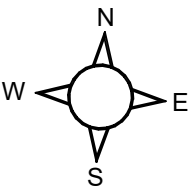
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Guide Price: £6,500,000





Floorplans for Thalassa, East Portlemouth, Salcombe, Devon
Main House internal area 3,328 sq ft (309 sq m)
Garage internal area 357 sq ft (33 sq m)
Outbuilding internal area 311 sq ft (29 sq m)
Total internal area 3,996 sq ft (371 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
□□□□ Denotes restricted head height
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