

Little Salcombe

Region: South Devon Sleeps: 6

Overview

Nestled in two acres of woodland with the salty sea breeze of Salcombe North Sands in the air, this striking, contemporary home is filled with light and warmth and is available to up to six guests, offering access to three well-appointed bedrooms.

A former writer's sanctuary, Little Salcombe enjoys a peaceful seaside location perched in the woods of the Devonshire coast. A show-stopping recreation space blends the outside with the inside benefiting from full-length glass sliding doors that open out to a treetop view and a spectacular outdoor terrace. Your evenings here can be spent soaking in the bubbles of the hot tub whilst gazing out through the canopy of pine trees to the sparkling sea glinting in the distance.

A large table tennis table, hanging pods and plenty of outdoor seating aided by easy flow from indoors to the terrace make this a perfect place for blowing off steam in the evening.

Take your drinks inside to the squishy sofas of the sitting room, with a roaring log fire for those chillier evenings. A further open plan kitchen and living space offers panoramic views through the floor-to-ceiling window, leading to an outdoor dining table for an al fresco BBQ meal amongst the treetops. The well-equipped kitchen has all you will need, and a little extra besides, from two ovens, a hob and a combo microwave to a dishwasher and Nespresso machine for morning coffees taken on the deck. Why not take advantage of the local seafood and bring home a freshly caught lobster or crab to serve around the eight-seater dining table?

The sleeping accommodation is spread over the ground and upper floor. Two double bedrooms on the ground floor share a Jack and Jill bathroom with shower and bath, plus a further double with a picture window. Upstairs a master suite offers seaside views to be enjoyed from your morning lie-in, with an en-suite shower. A twin room with a double bunk offers a perfect place for sleepovers, filled with light and ideal for younger family members to make their own. A further family bathroom is available to a king-size bedroom and a bunk room, complete the selection of sleeping options on offer.

Guests have the option to choose three specific bedrooms to use. However, it's important to note that guests are not permitted to access all the bedrooms in the property but only the three they have selected. If a larger group wishes to have access to all bedrooms, they can click [here to book Salcombe Retreat](#), which permits access to all bedrooms



and accommodates 12-16 guests.

With a seamless flow from inside to outdoors, this gorgeous seaside home and its spectacular living spaces and terrace amongst the pines create the feel of a spectacular treehouse! With thoughtful design throughout, artwork on the walls and a range of entertainment spaces from cosy fireside nooks, artful hanging pods and bubbling hot tubs on the terrace, this is a memorable holiday escape ideally placed in the characterful town of Salcombe.

Facilities

Villa/House • Modern • Great Value • **Recommended** • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Hot Tub • BBQ • Ideal for Xmas/NY • Ground Floor Bed & Bath • TV • Games Room • Table Tennis • DVD • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Rural Location • Walking/Hiking Paths • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

The House

Guests will only have access to 3 bedrooms, please enquire which bedrooms you would like to be made available:

Ground Floor

- Entrance from parking area into house
- Kitchen with open plan dining and relaxation area
- Bi-fold windows open out onto terrace with outdoor dining area
- Living room with comfy sofas, fireplace and television
- Hallway with log burner and chaise longue
- Large living space with dining area, open fire, sofas, television, hanging pods and table tennis table
- Large wet room with shower, perfect for washing off the sand for a day at the beach
- Full room length bi-fold windows to terrace with outdoor seating and hot tub
- Middle terrace area
- Bedroom with king-size bed and access to Jack and Jill bathroom
- Bedroom with king-size bed and access to Jack and Jill bathroom

First Floor

- Master bedroom with king-size bed and en suite bathroom
- Bedroom with king-size bed
- Bedroom with bunk bed
- Family shower room

Exterior Grounds

- Steep garden
- Full-length terrace with outdoor dining table and furniture
- Hot tub with seating for 6

Additional Facilities

- Wi-Fi
- Foldable table tennis
- TV
- Books
- Parking for 4 cars



Location & Local Information

Little Salcombe is on the South Devon coast, just outside the beautiful coastal town of Salcombe. Salcombe sits on the banks of the Salcombe Estuary making it one of the prettiest towns in South Devon. Located within the South Devon Area of Outstanding Natural Beauty, Salcombe is known for its spectacular coastal views and rolling surrounding countryside, as well as being a centre for sailing. Salcombe is a great base for a holiday spent on the water or at the water's edge.

With its estuary location, Salcombe is a water sports haven - whether it be sailing, kayaking, surfing or paddle boarding - the crystal blue waters are inviting. The local beaches are fabulous, with golden sand and turquoise.

This delightful town draws a glittering crowd, and offers so much, from charming artisan shops to surf lessons in the sun, and coastal pathway walks or tours of the local gin distillery.

Dining out is a sumptuous affair, among our picks, would be the Victoria Inn, an award-winning gastro pub with large beer garden which is very popular in the summer. Down by the fish quay, the Crab Shed is a must for seafood.

For the "beachy" vibe, try The Winking Prawn, or the homemade crab tagliatelle with garlic, chilli and lemon at The Crabshell Inn. For smart Mediterranean chic, the Salcombe Harbour Hotel is an excellent choice.

Taking a boat tour is a wonderful treat, to be able to drop in on hidden coves or hop a secluded beach. Or stay on dry land, to walk to North Sands in just seven minutes for safe swimming and views of the Salcombe Estuary, Sunny Cove and Wolf Rock.

A stroll down Salcombe's Fore Street will reveal a hotbed of cosy bookshops, quaint coffee parlours and beachwear boutiques, whilst further afield visitors will chance upon art galleries, boat-building yards and 'live' food stalls.

For surf lessons with video analysis, head to Discovery Surf, or try stand-up paddle-boarding with Waterborn. Take the steep and scenic walk from Salcombe to Bolt Head. Or follow the East Portlemouth and Gara Rock Trail along the South West Coast Path above the harbour, passing the romantic ruins of Fort Charles.

This part of Devon offers sublime natural beauty, alongside some of the prettiest and most sought after seaside towns, brimming with water sports potential and fine dining experiences, there really is something for everyone.



Local Amenities

Nearest Airport	Exeter Airport (77.2 km)
Nearest Ferry Port	Plymouth (40.5 km)
Nearest Town	Salcombe (1.4 km)
Nearest City	Plymouth (38.9 km)
Nearest Restaurant	The Winking Prawn (1.4 km)
Nearest Bar/Pub	Harbour Beach Club Bar + (2 km)
Nearest Supermarket	SPAR (1 km)
Nearest Beach	Salcombe North Sands (1.4 km)
Nearest Golf	Thurlestone Golf Club (10.3 km)
Nearest Tennis	Kingsbridge Lawn Tennis Club (9.4 km)

What we love

- Unparalleled comfort provided within a secluded and rustic environment; the best of local raw materials and natural timber combine with cutting edge design and every contemporary comfort
- The playful feel of this home is evident and it makes a great sociable, entrainment space, from the full length balcony-terrace with bubbling hot tub, to the table tennis room and hanging pods; the enormous dining table to the outdoor dining space - this home is ideal for group living
- Acres of natural gardens comprising woodland paths, lawns and space to roam, play and explore freely

What you should know...

- Not suitable for those with mobility impairments, this home is spread over a couple of storeys
- A car is recommended for this bright, woodland retreat, to discover the gorgeous near-by beaches and seaside towns
- Self catered home in a secluded and tranquil spot rather than a buzzing, serviced resort style experience
- The garden is steep and has many steps

Terms & Conditions

- Security deposit: £1,500 Credit card authorisation required, it is refunded in full subject to a damage inspection on departure
- Arrival time: 5:00 PM
- Departure time: 4pm on Sunday 10am on other days
- Energy costs included?: Yes, included in the rental price
- Heating costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit
- Internet access?: Wi-Fi internet access included
- Minimum stay: 2 nights. All other durations on request
- Changeover day: Friday
- Pets welcome?: Not allowed
- Smoking Allowed?: Smoking & Vaping are not permitted
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay
- Other Ts and Cs: Hot tub cannot be used past 10:30 PM
- Other 2: Not suitable for hen or stag parties
- Other 3: No outside music on the balconies
- Other 3: Guests have the option to choose three specific bedrooms to use. However, it's important to note that guests are not permitted to access all the bedrooms in the property but only the three they have selected

Salcombe Retreat is situated in a beautiful, peaceful valley and the garden is not overlooked giving everyone a wonderful sense of privacy and isolation. However, actually, our neighbours are close, and very much within earshot. In particular, our closest neighbour's house is close to (although out of sight of) the hot tub. We do, therefore, have the following house rules:

- Please stop using the balconies, including the hot-tub, at 10.30pm
- Please don't play any outside music
- Please don't play any music audible beyond the bounds of the property
- No one in the hot tub past 9pm