

# Mallards

Hope Cove







# MALLARDS

Hope Cove • Devon • TQ7 3HT

Salcombe 4.5 miles | Kingsbridge 5.1 miles | A38 Devon Expressway 20 miles | Totnes 18 miles  
(London Paddington 2 hours 5 minutes) (all distances and times approximate)

*“This property boasts perhaps one the most advantageous location in Hope Cove “*

## Ground Floor

Entrance | Double garage | Gym/ storage | Cellar | Two store room | Cloak room

## First Floor

Kitchen/ dining room | Utility room | Living room | Balcony | Landing | Master bedroom with en-suite bathroom and walk in wardrobe | Dressing room | Double bedroom | Cloak room

## Second Floor

Landing | Three double bedrooms one with en-suite shower room | Study | Bathroom | Airing cupboards

## Garden and Grounds

Gated sweeping driveway with ample parking for cars or boat storage | Large lawned gardens | Hot tub | Sun terrace | Approx. 3900 Sq Ft

Charles Head  
113 Fore Street, Kingsbridge Devon  
TQ7 1BG  
01548 852352  
kingsbridge@charleshead.co.uk

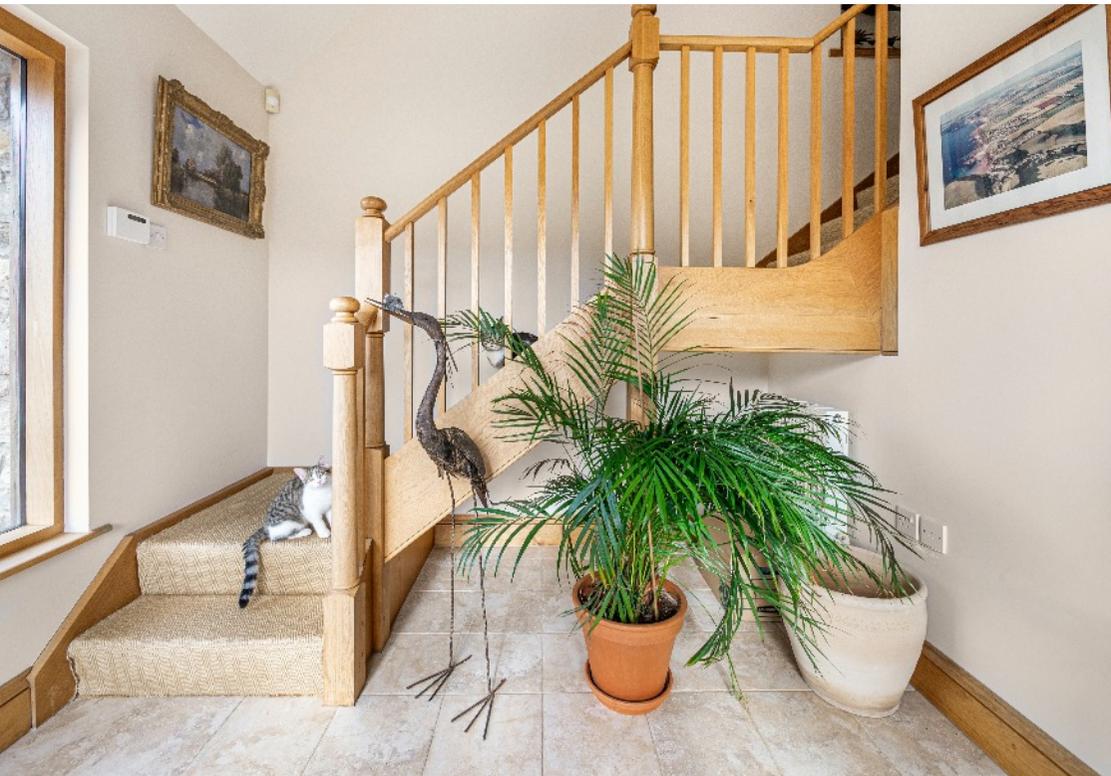


**Mallards** stands as an exceptional detached residence nestled in the charming fishing village of Hope Cove. Positioned with arguably one of the most enviable locations in the area, it offers breathtaking panoramic views of Hope Cove harbour, extending to Burgh Island and the South West Coastline beyond.

Spread across three floors, Mallards has been meticulously designed by our vendor to maximize the captivating sea views, resulting in a luminous and spacious dwelling perched atop an elevated vantage point. With its idyllic setting, Mallards presents an ideal opportunity for those yearning for a coastal lifestyle.

Upon arrival at the property, electric gates swing open, revealing a spacious sweeping driveway offering ample parking for vehicles or even boat storage. Stepping into the entrance hallway, natural light floods in, immediately welcoming you and hinting at the grandeur within. Accessible from here are the integral garage and storage areas. Ascending the bespoke oak staircase leads to the first floor, where a large landing connects to all the accommodations.

The first floor unveils a magnificent open plan kitchen/dining room, the heart of the home. Featuring a generous island and a fully fitted, integrated oak kitchen with granite countertops, it seamlessly transitions into a dining area with French doors opening onto a balcony with captivating sea views. This space is ideal for both entertaining and culinary enthusiasts. Adjacent to the kitchen, a utility and pantry room offer added convenience, with access to the side sun terrace through a stable door or utility room door to rear garden.





CTHI



A grand lounge awaits with floor-to-ceiling windows and sliding doors opening onto the balcony, providing an ideal vantage point to soak in the mesmerizing sea and coastal views. Also on this floor are a double bedroom with garden access, a cloakroom, a dressing room, and the master bedroom boasting the same stunning views as the living room. The master bedroom features a large ensuite bathroom with a separate shower and a walk-in wardrobe, offering a perfect retreat. The master bedroom also benefits from air conditioning. Under floor heating throughout the first floor adds another touch of luxury.

Ascending to the second floor, a spacious landing with ample storage leads to two large suites, both offering sea views and built-in storage, with one benefiting from an ensuite shower room. Additionally, there is a double bedroom, a study with sea views, and a main bathroom with a separate bath and shower.

The ground floor hosts an integral double garage featuring electric doors, alongside a gym area, two storage rooms, and a wine cellar, all accessible from the entrance hallway leading to the main house. This versatile area is ideally suited for embracing the coastal lifestyle, offering ample room for kayaks, paddle boats, boats, and cars. Additionally, it presents an exciting opportunity for someone to transform it into a self-contained annex, providing additional living spaces.





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## Garden and Grounds



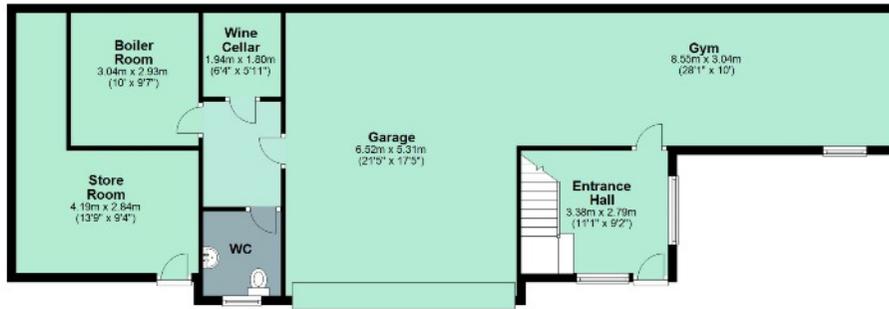
Nestled in an elevated position within the secluded Inner Hope, the garden and terrace areas of this property offer exceptional privacy, creating the perfect setting to immerse oneself in the stunning scenery. Featuring various outdoor spaces, residents can indulge in different aspects of the surroundings. Whether it's the sun terrace off the kitchen, the front balcony boasting panoramic views and the best place to enjoy the mesmerizing sunsets, the rear patio terrace equipped with a hot tub for ultimate relaxation, or the tranquil lawned gardens adorned with a pond and multiple sheds, there's a space for every mood.

The harmonious balance between the property and its external spaces is evident, making it one of the more expansive residences in Hope Cove. Just a brief stroll down the laneway leads to Inner Hope, granting access to amenities such as the slipway, beaches, and the South West Coastal Path. Continuing into Outer Hope, residents can enjoy a plethora of eateries and a village shop, making for a well-rounded coastal living experience.

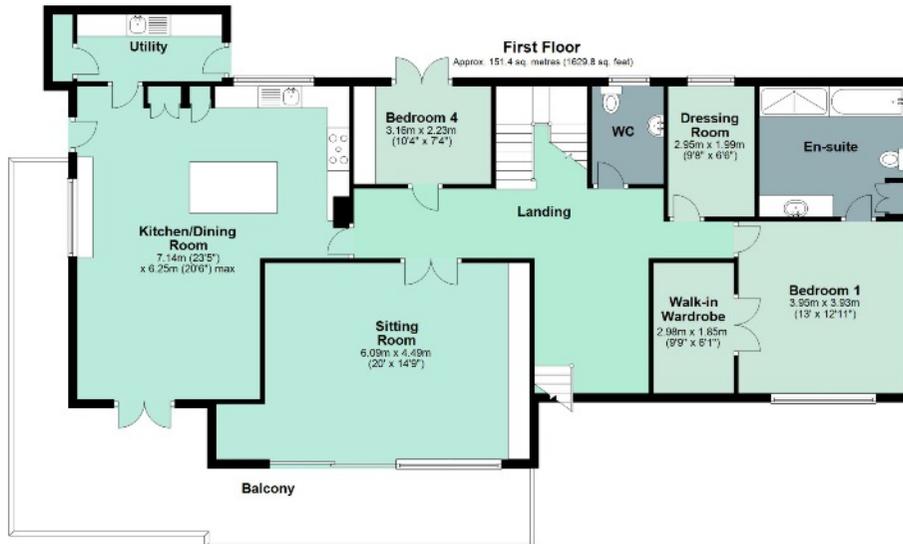




**Ground Floor**  
Approx. 108.4 sq. metres (1167.2 sq. feet)



**First Floor**  
Approx. 151.4 sq. metres (1629.8 sq. feet)



**Second Floor**  
Approx. 102.7 sq. metres (1105.5 sq. feet)



Total area: approx. 362.6 sq. metres (3902.5 sq. feet)



**CHARLES HEAD**  
EST. 1902

EXPERTS IN PROPERTY

**Tenure:** Freehold

**Council Tax Band:** G

**Services:** Mains electricity, water, drainage. Oil central heating

**Local Authority:** South Hams District Council

**Directions:** From Kingsbridge, head to Malborough on the A381. As you enter the village turn right by the petrol station into Higher Town. Follow this road going past the Church and follow signs for Bolberry. Take the right turn sign posted Bolberry and Hope Cove. Continue on this road passing through Bolberry and just before you enter Hope Cove there will be a private road on your left with a few houses on. As you drive along the road Mallards will be on your right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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