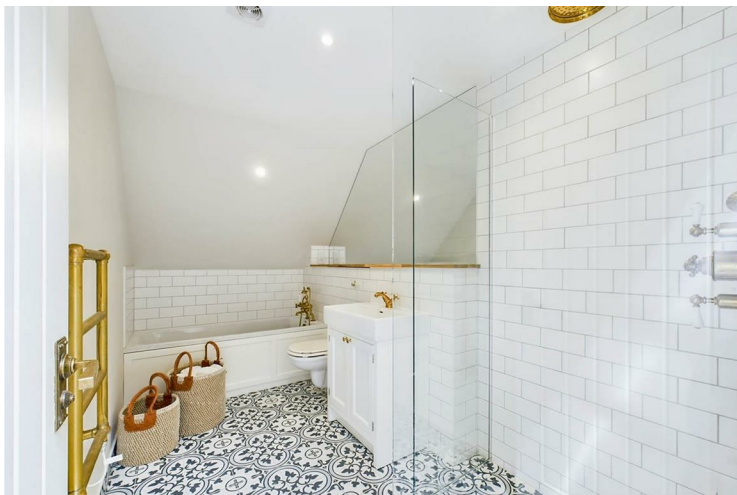




PENTHOUSE 2 , THE LANTERNS GRAND VIEW ROAD

£825,000
LEASEHOLD

Welcome to Penthouse 2, a luxurious residence where elegance meets comfort. Upon entering, you are greeted by a stunning stairwell adorned with custom brass rods from Jim Lawrence. Ascending the stairs, you are welcomed into a bright and spacious penthouse. The heart of this home is the open-plan kitchen, living, and dining area, designed to the highest standard. The fully fitted kitchen features a beautiful island with waterfall edges, a built-in Shaws Shaker double farm sink, and Perrin & Rowe Ionian taps, all accentuated by Kelly Wearstler pendants. Integrated appliances, including a microwave, dishwasher, and oven, provide modern convenience. From the kitchen, step out onto the balcony and take in the breathtaking sea views. Adjacent to the kitchen, the dining area is centered around a Neptune Arundel table, leading seamlessly into the living room. This space boasts bespoke joinery and cabinetry, and an L-shaped Neptune Long Island sofa, all set against the backdrop of stunning sea views stretching from Hope Cove Harbour to Burgh Island. The penthouse includes three thoughtfully designed bedrooms. The master suite features an ensuite wet room with luxurious marble tiles and Lusso fixtures. The second bedroom is spacious and filled with natural light, while the third bedroom offers versatility as a potential study. A well-equipped utility room houses Samsung washer and dryer units for your convenience. The family bathroom includes both a walk-in shower and a bath, providing additional comfort.



- No restrictions • Electric Vehicle Charging Point • Spectacular sea and countryside views • Kitchen island with seating

Notes

Tenure: leasehold with a remainder of 999 years from 2022.

Council Tax Band: TBC

Local Authority: South Hams District Council

Services: Main electricity, water, drainage. Calor Gas. Gas boilers with wet UFH heating.

Warranties: Build zone 10 year warranty, 10 year guarantee for windows. Appliance warranty

Ground Rent: £200pa

Service charge: £2000

Directions: On entering Hope Cove, take the first right into Grand View Road, shortly up the hill take the first left continuing down Grand View Road. At the end of the road you will find the entrance to The Lanterns on your right hand side. Viewing's: Very strictly by appointment only.

Full Description

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Beautifully designed and brand new, Penthouse 2 is the epitome of turnkey living in Hope Cove. This exceptional property is ready to become your dream home.

Location: The Lanterns are situated directly above Outer Hope, and the beaches and pubs of Hope Cove are just a couple of minutes' stroll southwards along the coastal path. Turning north, the beautiful beaches of Thurlestone and Bantham are a 2 and 4 mile walk along the coast, or a very short drive. Hope Cove is a hidden gem. The village has a laid back and quiet feel, with two beautiful and easily accessible beaches which are perfect for surfing, paddle boarding and sailing. The mix of sandy and rocky terrain make the beaches ideal for families who want to build sandcastles and explore rockpools, and the harbour wall is a great spot for crabbing. There are lifeguards on duty during the summer months and the water quality has been designated as excellent, with seals often seen from the beaches.

If you like eating out, Hope Cove has two excellent village pubs and a handful of restaurants including the highly recommended Lobster Pod Bistro. The small village shop means you don't



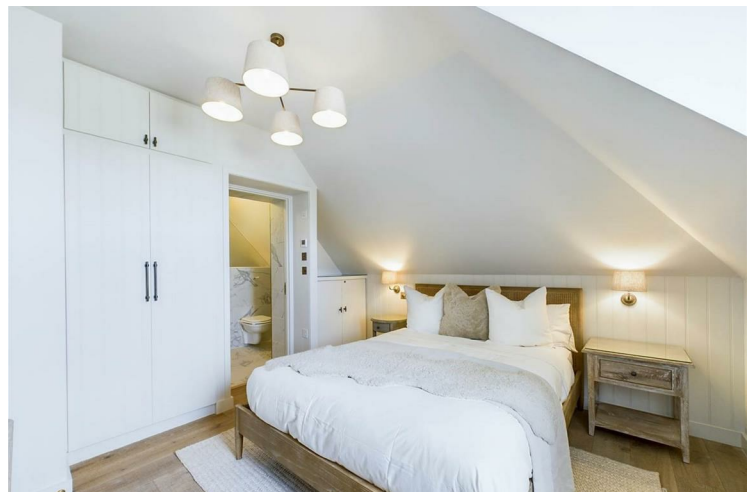
- Three bedrooms, one en-suite • Walking distance to beaches • Two Parking spaces • Two Balconies with uninterrupted sea views • Large open plan living space • New development

have to leave the tranquillity of Hope Cove if you don't want to. If you do want a change of scene then the bars and restaurants of Salcombe are a short drive or taxi ride away, and the nearest supermarket is in Marlborough.

Hope Cove hosts 'Hope Cove Week' each August bank holiday, this a lively and fun family festival with lots going on for all the family to enjoy.

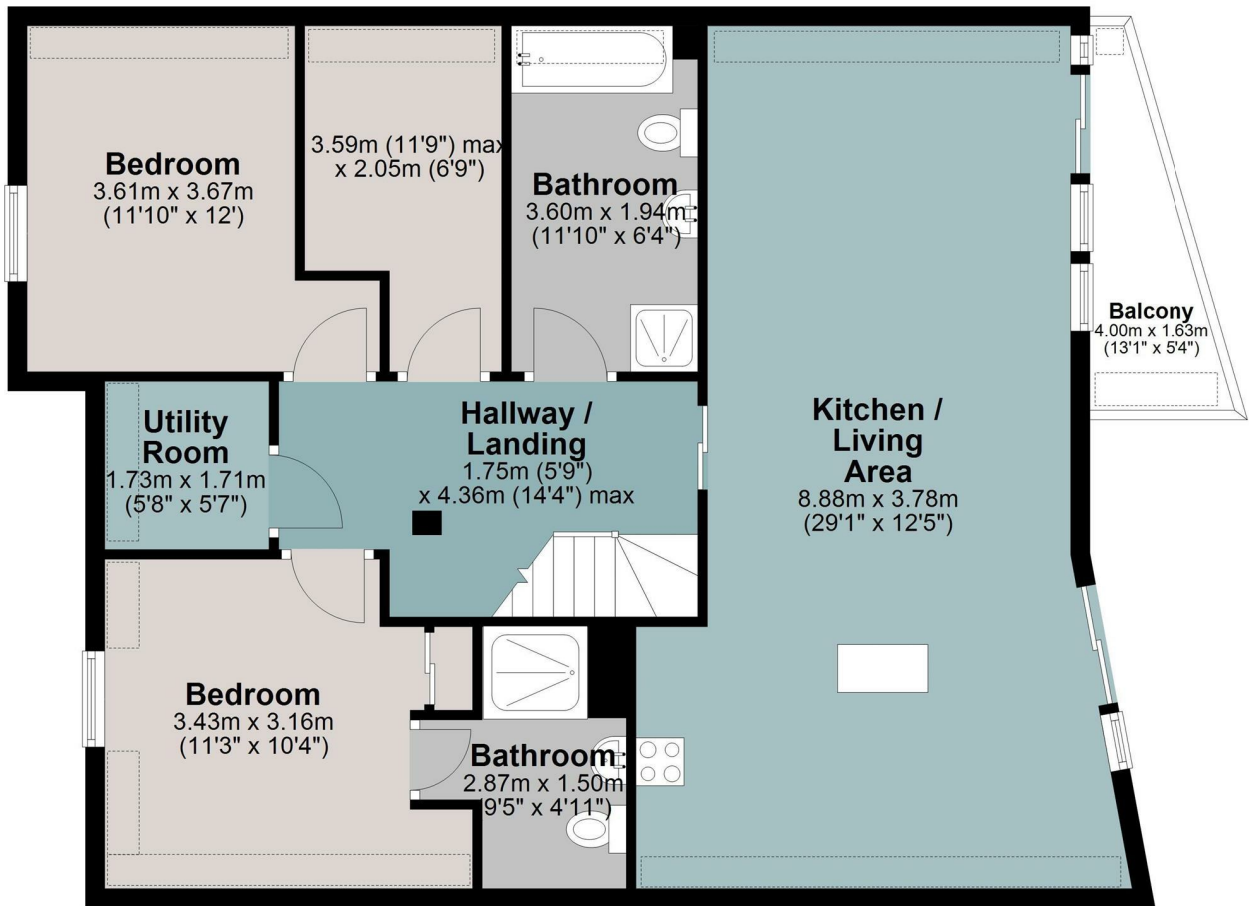
Opportunity to purchase the property fully furnished by separate negotiations.

IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. . If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. **ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.**



Second Floor

Approx. 92.6 sq. metres (996.5 sq. feet)



Total area: approx. 92.6 sq. metres (996.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: **Council Tax Band: New Build**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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