



WHOLE DEVELOPMENT FOR SALE

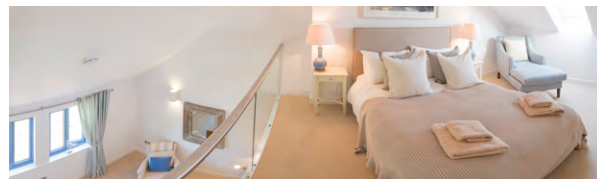
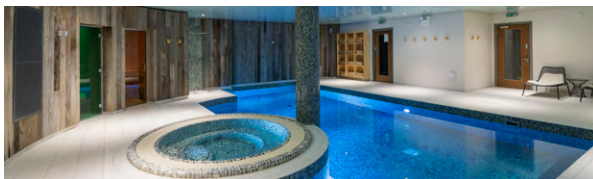


A freehold mixed development comprising residential/holiday apartments and cottages, leisure, restaurant and hotel

A little piece of Heaven

Gara Rock SOUTH HAMS | DEVON

[enter](#)



Gara Rock

Luxury and tranquility



A hidden treasure set high up on a dramatic Devon headland, above stunning almost private beaches, with breathtaking views of the epic landscape and glittering sea.

A hotel and coastguard cottages redeveloped for the 21st Century.



Salcombe Harbour



Salcombe Harbour



Fabulous location

Gara Rock is on the headland about a mile from the village of East Portlemouth, close to Salcombe but far from the bustling crowds. Secluded beaches and some of the most breathtaking scenery in the South West are on the doorstep. There's no better place to be and no finer location.



Salcombe Harbour



Gara Rock is a unique collection of cottages and apartments offering a welcome retreat, complete with a luxurious spa, a locally renowned café/restaurant and an opportunity to fit out the newly-built hotel into a perfect getaway destination.

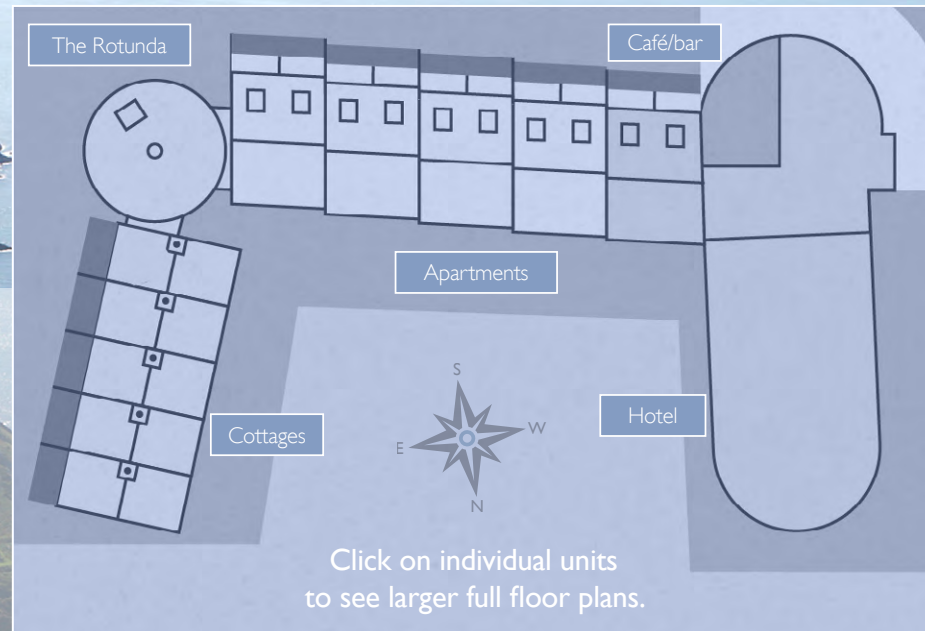
This is an Area of Outstanding Natural Beauty; one can walk along the South West Coast Path, lie on secluded beaches, sail or take a short ferry ride to visit the shops, restaurants and art galleries of Salcombe.

The Gara Rock outdoor pool, balanced atop the cliff, looks out over the ocean and is the perfect place to take it easy, whilst the indoor pool and spa facilities are for the exclusive use of property owners and their visitors. It really is the ideal spot to while away a few days, a week or even longer.

Gara Rock the perfect getaway



What's for sale?



[Click here to view EPCs](#)

Secret Suite
Outdoor pool

5 Cottages

1 sold on a long lease, 4 available with VP.

The Rotunda

Ready for a bespoke fit out to be a stunning 4 bedroom home or as 2 apartments.

12 Apartments

2 sold on long leases, 10 available with VP.

Hotel

Up to 19 bedrooms, including the Secret Suite hidden in the garden.

NB: shell only at present so it is ready for your bespoke fit out.

Café/restaurant

Open, and trading profitably.

Leisure

Open, heated outdoor pool, indoor pool, spa pool, steam room, sauna.

VP = vacant possession

Asking price:

Offers in the region of £8.5m for the freehold

All the residential has open residential planning consent.

HOLIDAY LET POTENTIAL

Our client offers a fully managed service from advertising and booking to cleaning. Ideal as an investment for holiday letting, as well as a bolt-hole from the rat race.

Currently a handful of the apartments have been offered for holiday letting, getting rave reviews from holidaymakers many of whom have been rebooking.



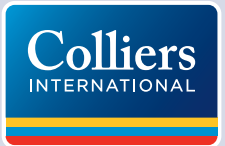
For further information please visit www.gararock.com and contact the agents for the non-disclosure agreement to secure access to the data site.

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Hotel: possible bedroom layout

LEVEL 1



LEVEL 2



LEVEL 3



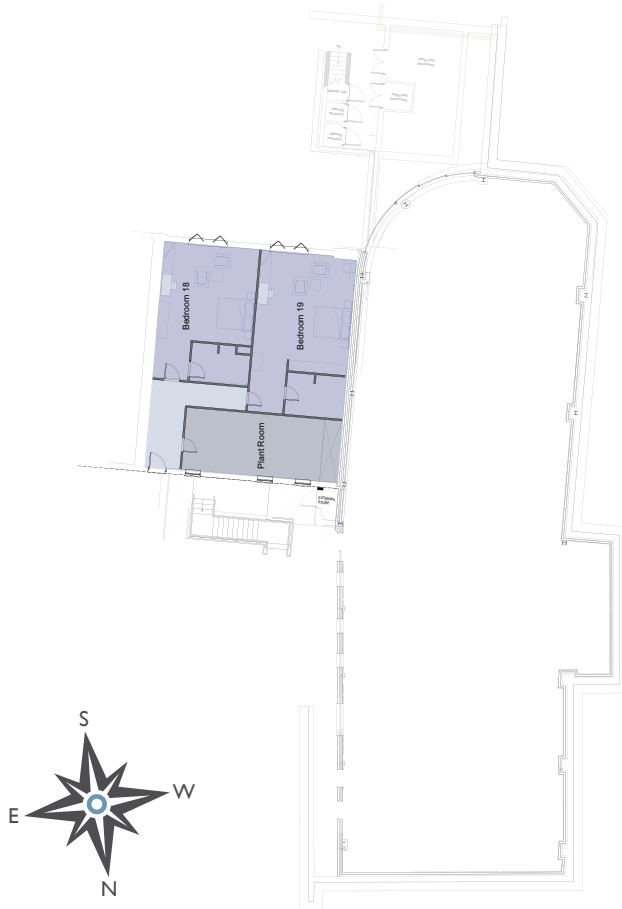
 = Possible layout

Please note that the Hotel is shell only at present so is ready for your bespoke fit out. This floor plan is for illustrative purposes only. All dimensions are approximate.

[Click here to view Level 0 and Sercet Suite plans](#)

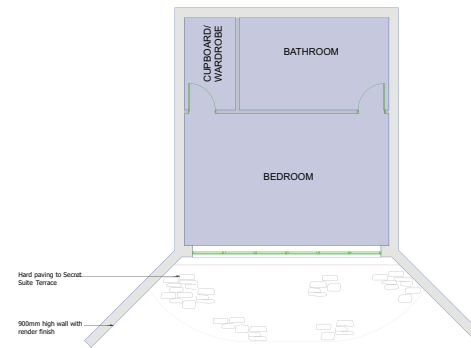
Hotel and Secret Suite : possible bedroom layout

LEVEL 0



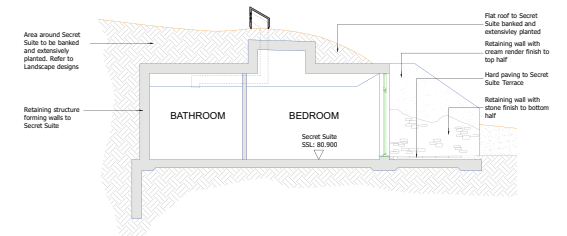
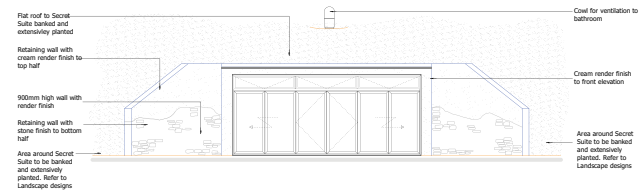
= Possible layout

SECRET SUITE



Hard paving to Secret Suite Terrace

900mm high wall with render finish

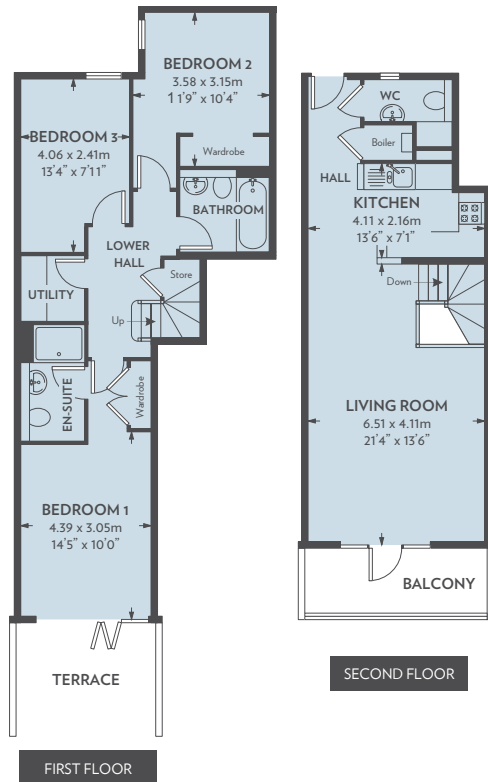


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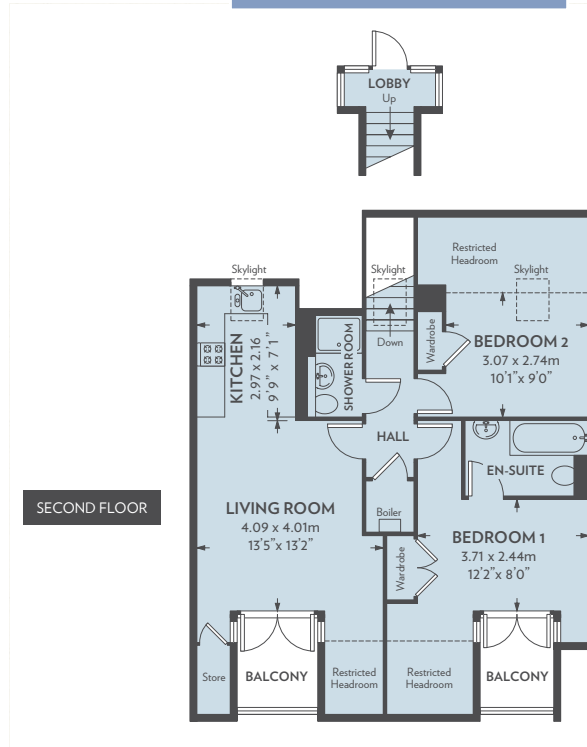
[Click here to view Levels 1-3 plans](#)

Apartments One, Two & Three: floor plans

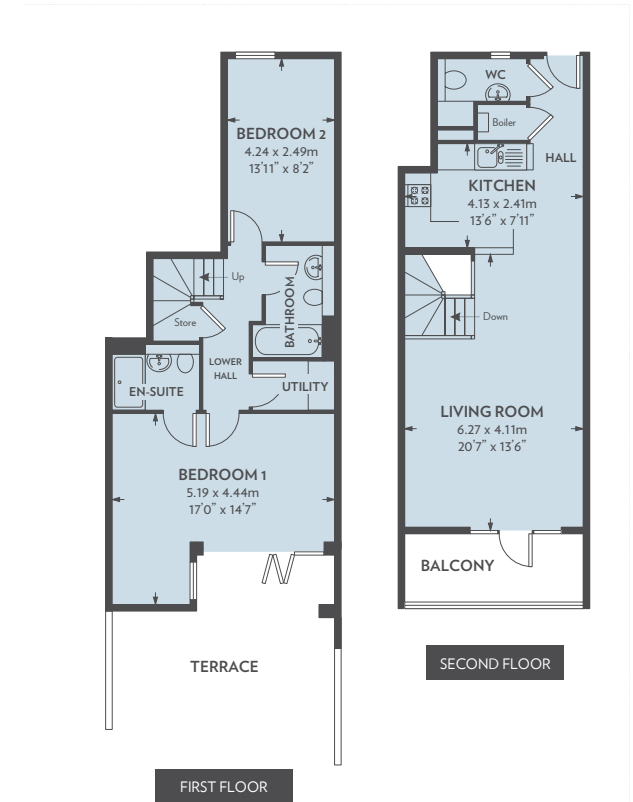
APARTMENT ONE



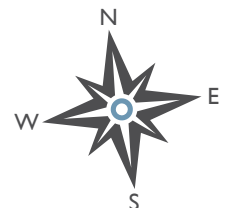
APARTMENT TWO



APARTMENT THREE

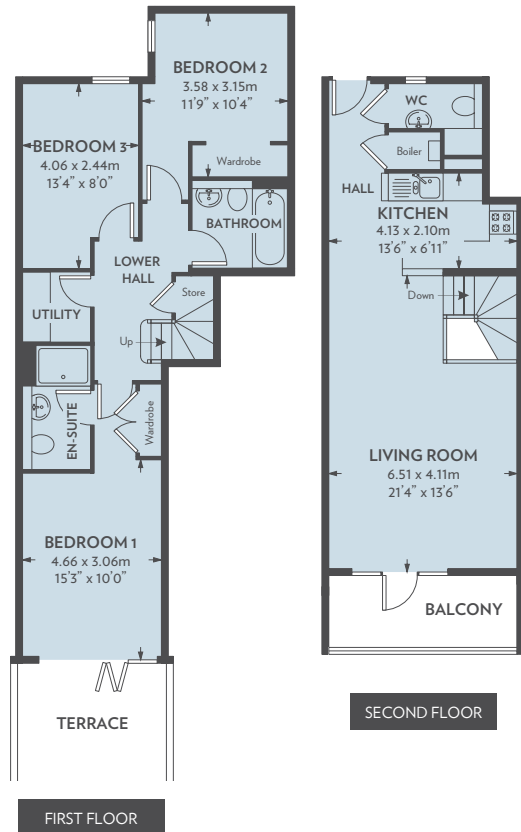


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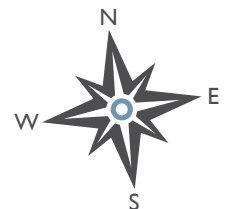
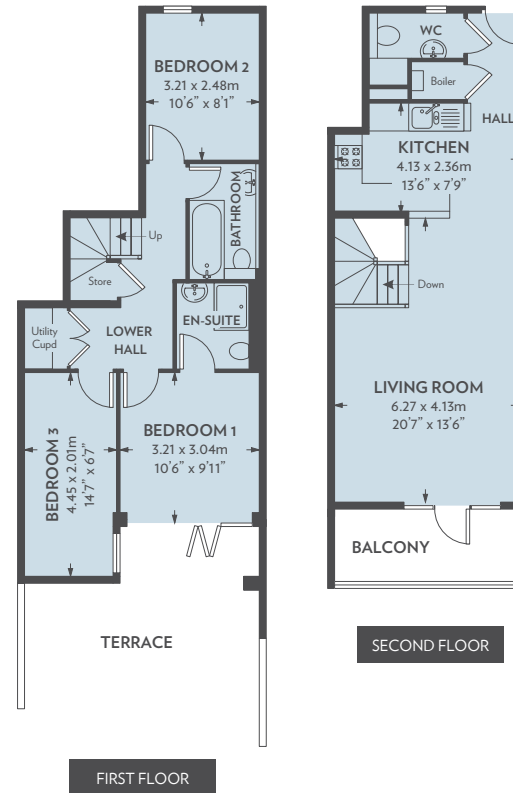


Apartments Four & Six: floor plans

APARTMENT FOUR



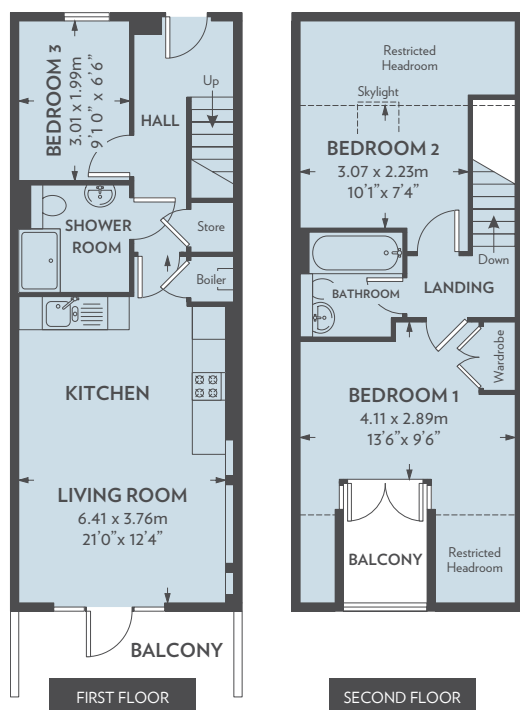
APARTMENT SIX



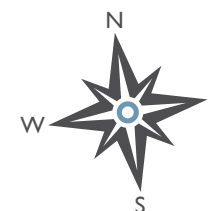
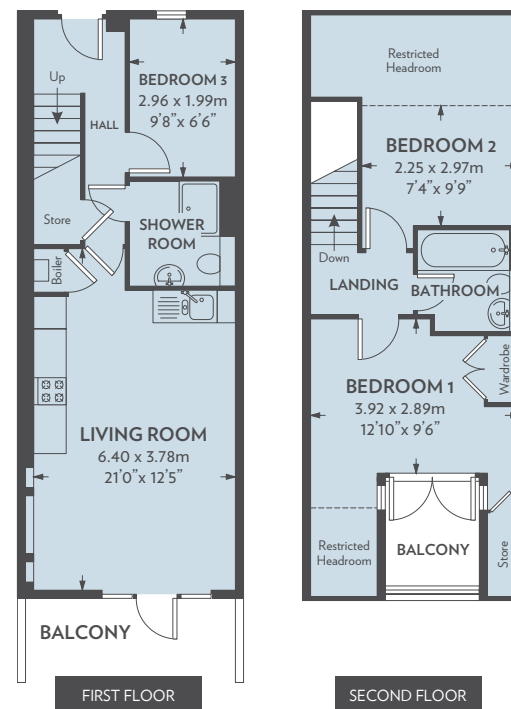
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Apartments Eight & Nine: floor plans

APARTMENT EIGHT



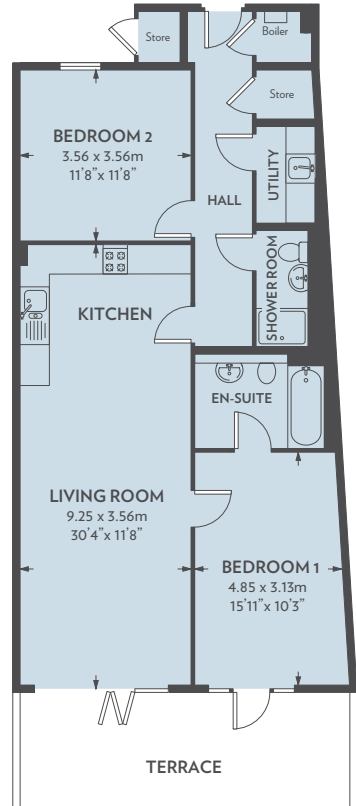
APARTMENT NINE



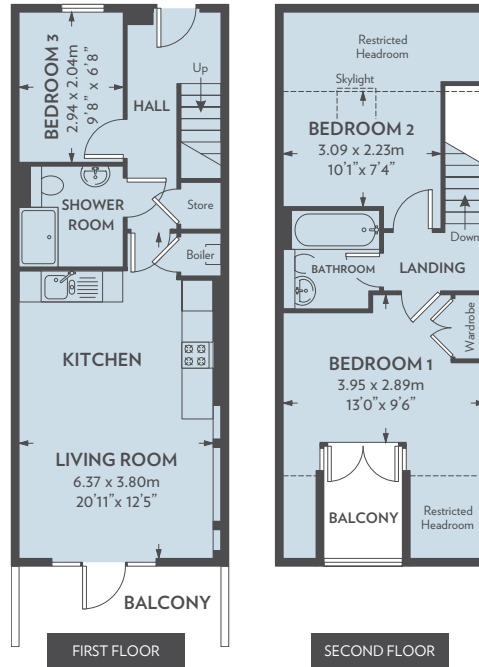
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Apartments Ten, Eleven & Twelve: floor plans

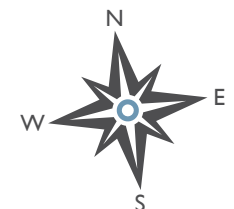
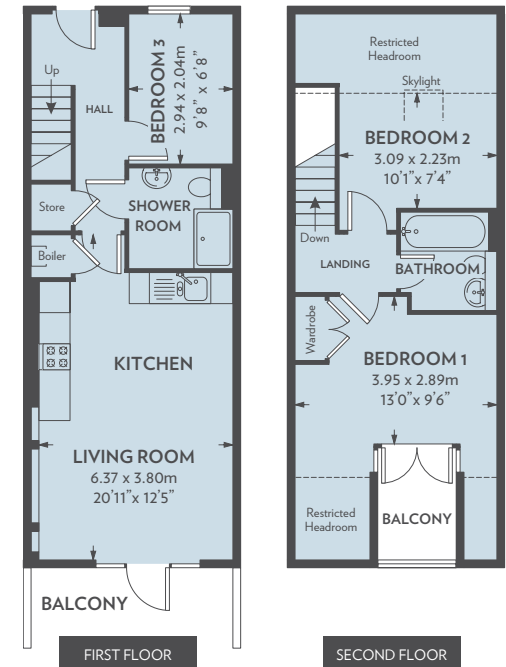
APARTMENT TEN



APARTMENT ELEVEN



APARTMENT TWELVE



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Cottage One: floor plans



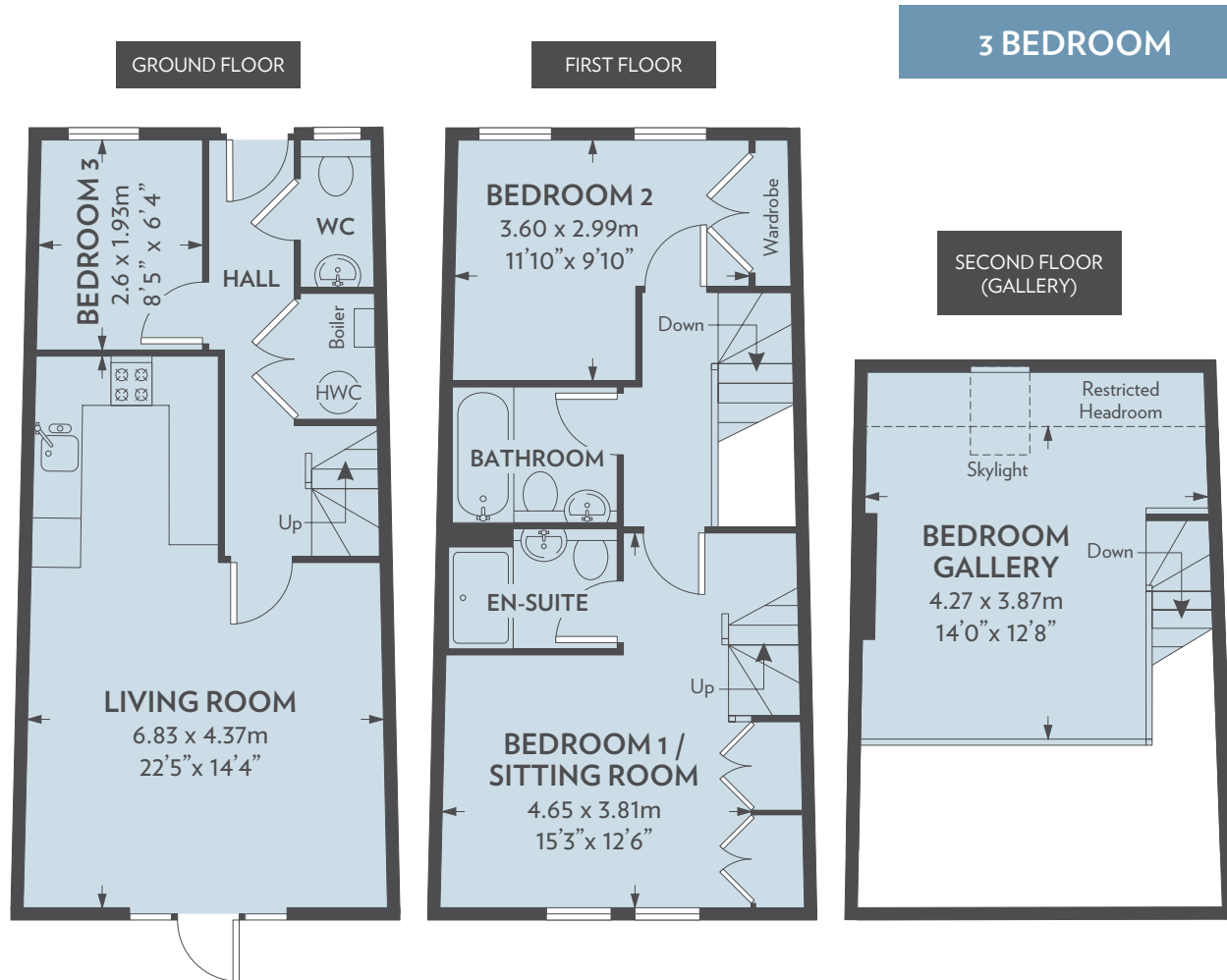
3 BEDROOM

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Cottage Two: floor plans



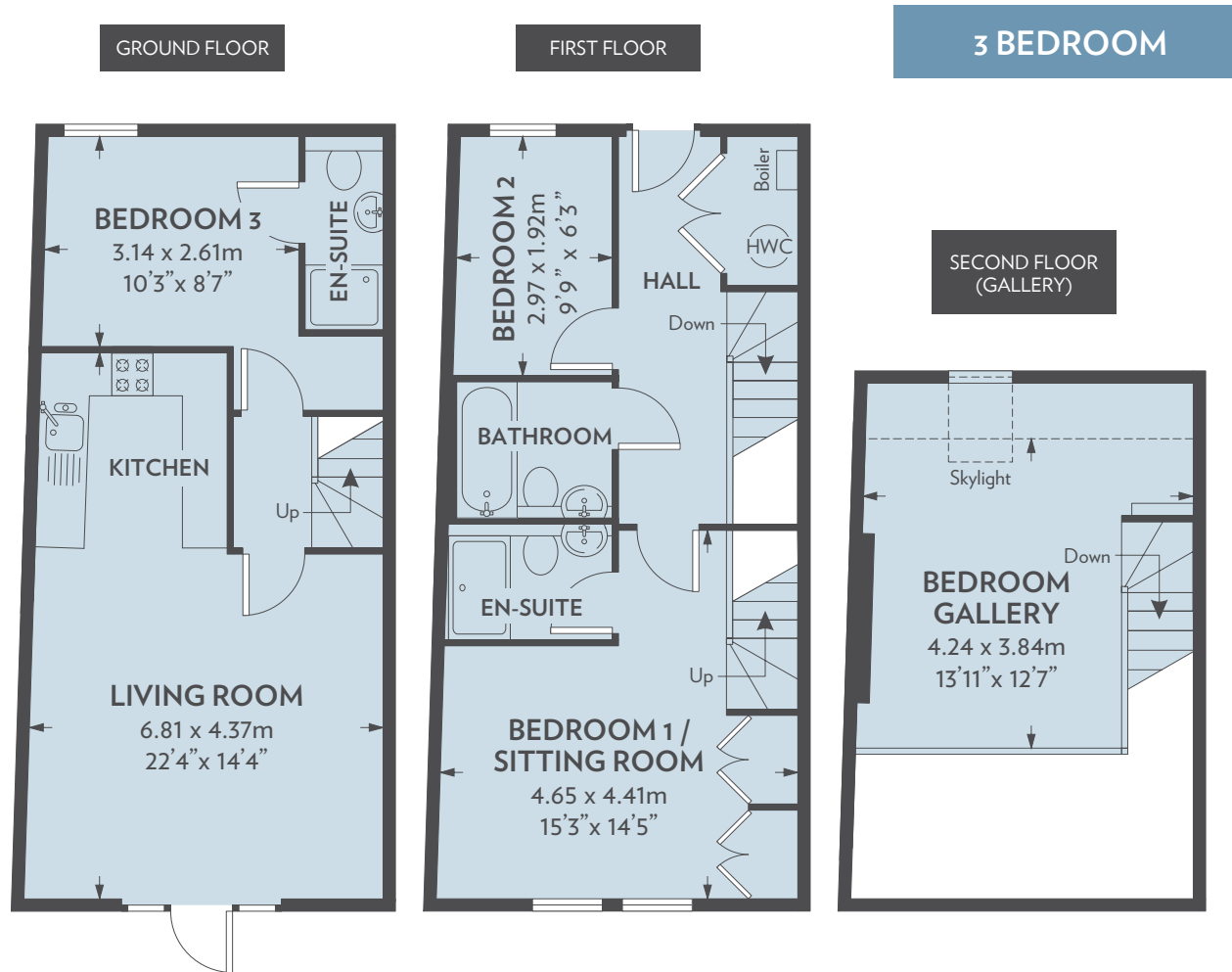
3 BEDROOM

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Cottage Four: floor plans



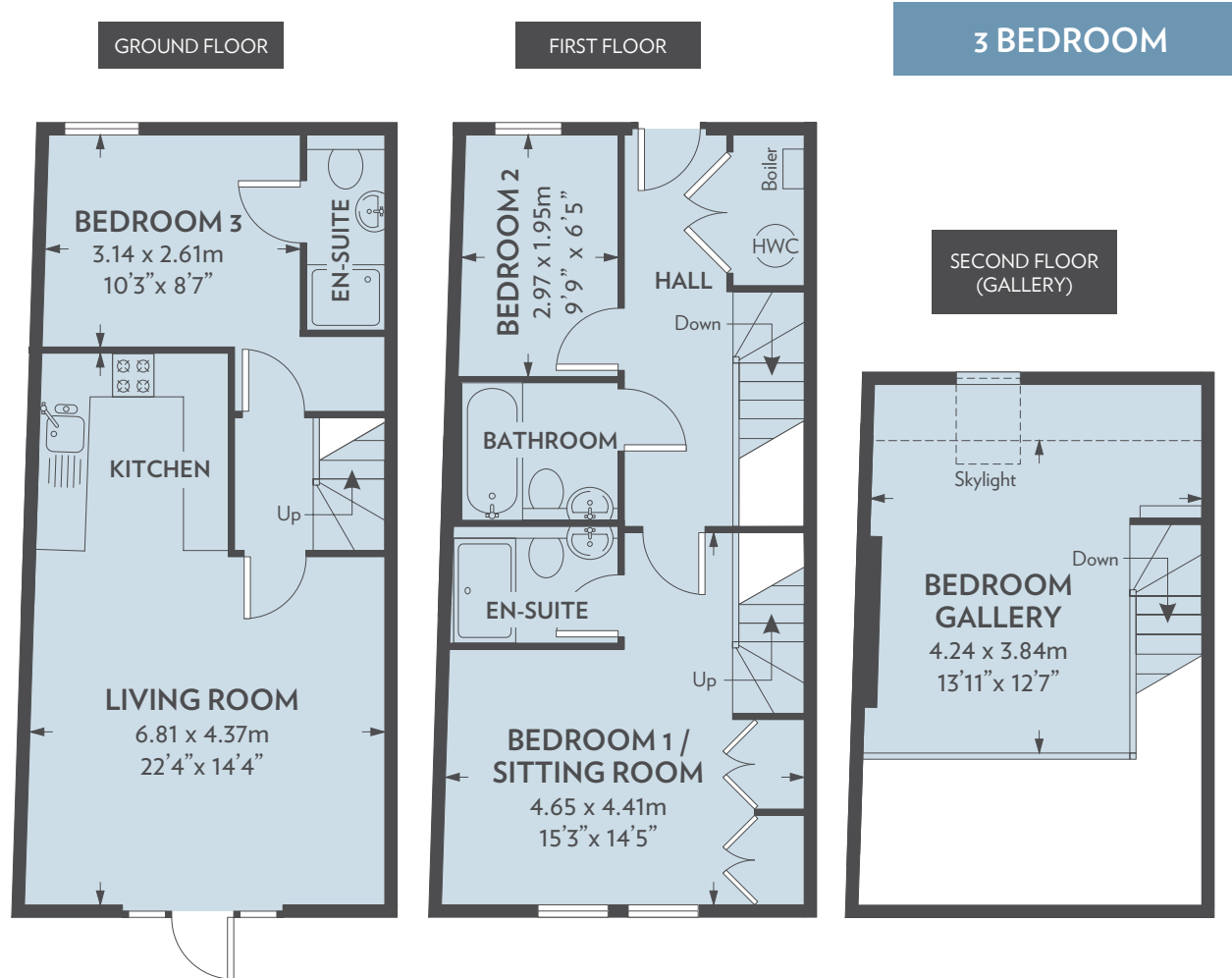
3 BEDROOM

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Cottage Five: floor plans



3 BEDROOM

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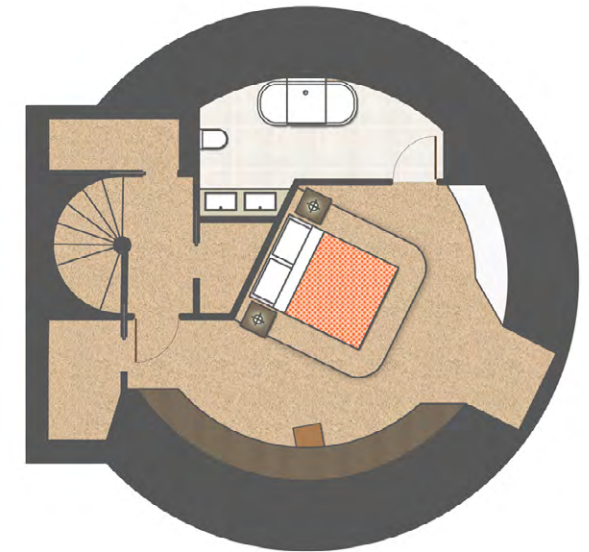
The Rotunda: approximate floor plans



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

NB: Indicative fit out currently at 'first fix'.

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