

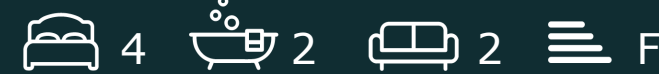
DC
LANE

SELL • LET • MANAGE



South Milton, TQ7 3JZ

Asking Price £875,000 Freehold





South Milton

Devon, TQ7 3JZ

- South Hams Rural Village Location
- Walk to South Milton Beach
- Refurbished Annexe
- Garage with Planning
- Beautiful Views
- Area of Outstanding Natural Beauty
- 1/2 Acre Plot
- 3 Further Double Bedrooms
- Farmhouse Kitchen
- Log burner with Back Boiler

Located on the southern edge of the sought after South Hams village of South Milton, Old Orchard is surrounded by the breathtaking landscapes of the South Devon AONB.

This house offers not only a beautiful home but also a connection to nature. The mature gardens, with their lush greenery and rural views, provide a serene escape from the hustle and bustle of everyday life.

Old Orchard offers a delightful blend of comfort and tranquillity. The main house boasts 3 double bedrooms, spacious living room with picture window overlooking the lawns, modern log burner, farmhouse style kitchen with oil fired Aga, auxiliary electric oven and induction hob, and a laundry room with access to the grounds. Benefiting from dual aspect windows in every room, the house has extraordinary natural light.

The refurbished annexe has open plan living, bedroom and en-suite shower room, and could offer potential income from holiday letting, subject to planning. There is also an existing large double garage measuring approx 390 sq ft which as recently been granted planning for replacement with ancillary accommodation/work space of approx 538 sq ft.

Built in 1970, this lovely home spans 1,604 square feet excluding the garage and sits on a generous plot of approximately 1/2 acre. The property's prime location allows for a leisurely stroll to the stunning South Milton Sands beach with its famous Beachhouse cafe, perfect for enjoying the sun, sand and sea.



Lower Ground Annexe

| | |
|-------------|----------------------------|
| Living Area | 13'5" x 11'0" (4.1 x 3.37) |
| Bedroom | 9'9" x 11'8" (2.98 x 3.56) |
| En-Suite | 3'1" x 7'8" (0.96 x 2.36) |

Main House Ground Floor

| | |
|--------------------------|------------------------------|
| Hall | |
| Living Room | 21'11" x 13'9" (6.7 x 4.21) |
| Kitchen / Breakfast Room | 15'10" x 9'11" (4.83 x 3.03) |
| Laundry Room | 5'10" x 6'4" (1.8 x 1.94) |
| Bathroom | 9'3" x 5'6" (2.82 x 1.68) |
| Master Bedroom | 13'10" x 8'11" (4.23 x 2.72) |
| Guest Room | 13'9" x 9'11" (4.21 x 3.03) |
| Bedroom 3 | 10'4" x 8'7" (3.16 x 2.62) |





Directions

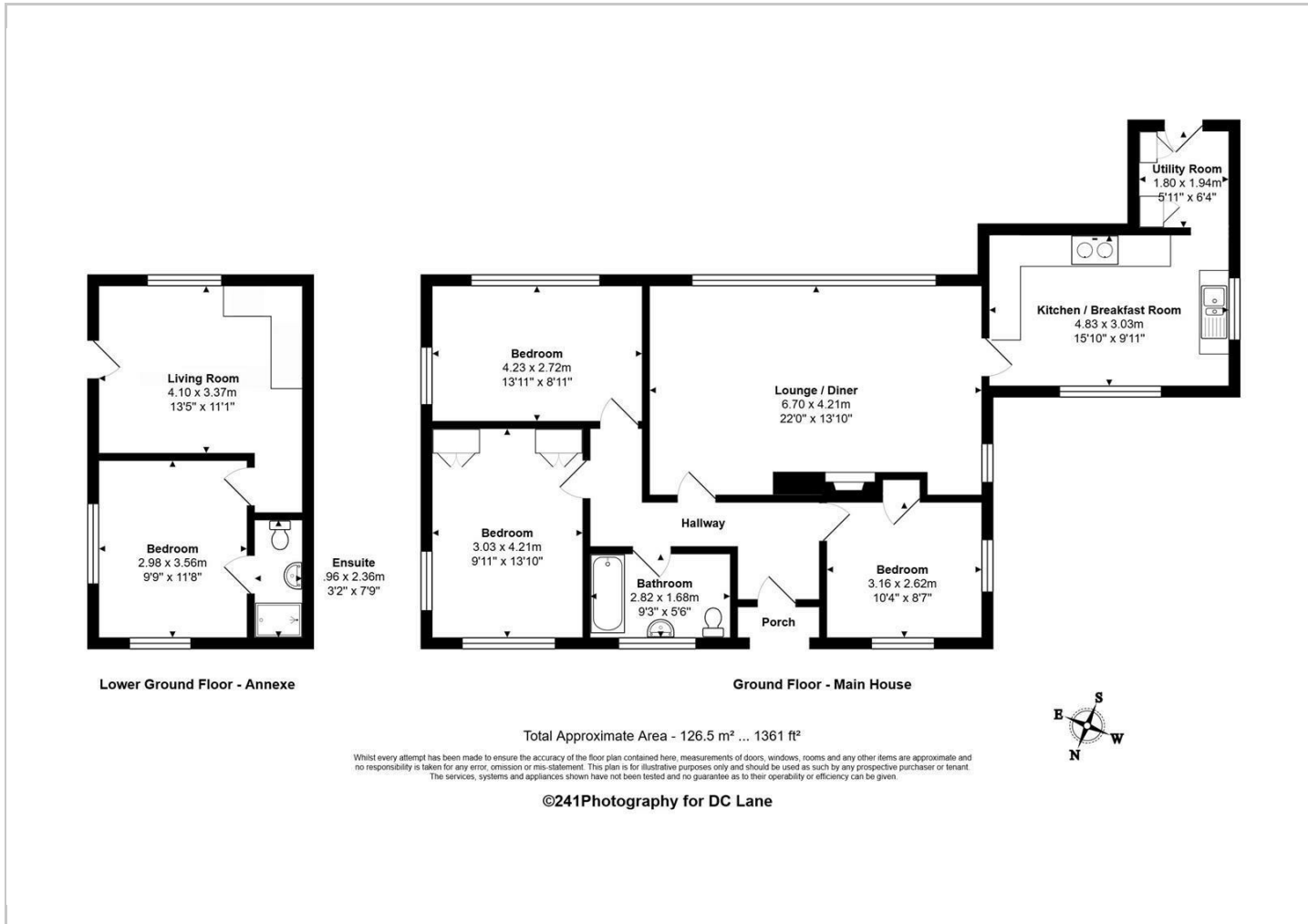
From South Milton Village Centre, follow signs to South Milton Beach - Take Horsleydown Road and continue for approximately 1/3 of a mile. The house is on the left opposite farm sheds, The house is set back from the road along a gravel drive with wooded boundary to the left.

Council Tax Band: F

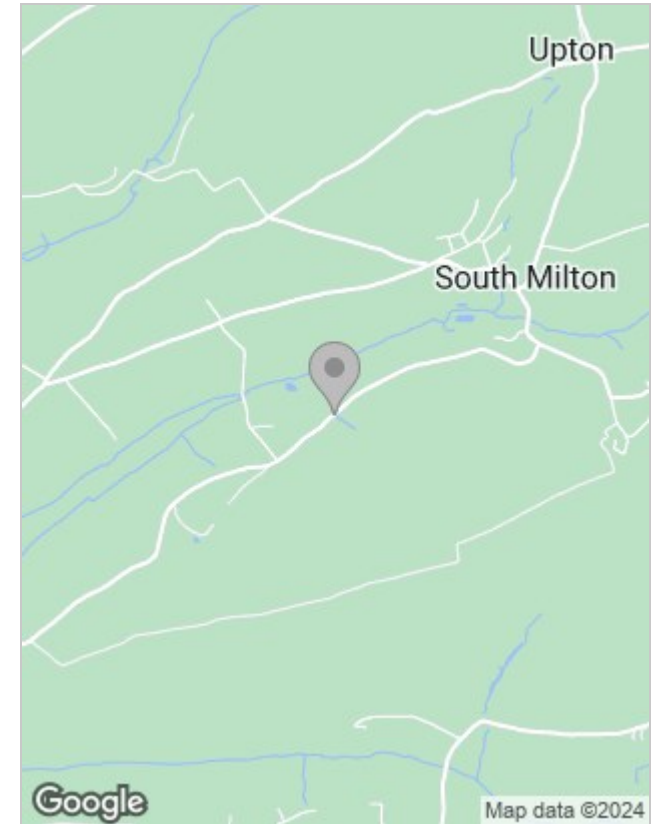




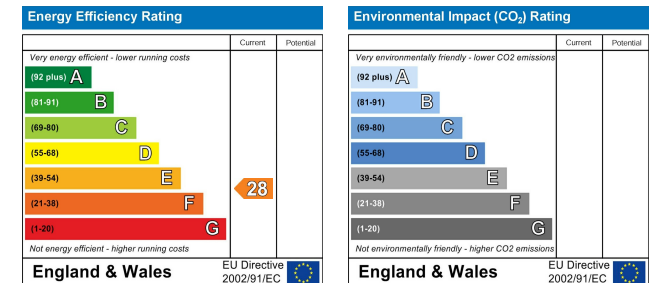
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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