



Dolphin Cottage

South Milton, TQ7

Guide Price £450,000



3



1



2



E

DOLPHIN COTTAGE

South Milton, Kingsbridge, TQ7 3JQ

The Property:

Situated in a desirable location within easy reach of Kingsbridge and the stunning local beaches, this detached property offers generous living space, flexible accommodation, and huge potential for modernisation.

You enter the property into a generously sized porch—ideal for storing coats, boots, and other outdoor essentials. From here, step into the bright and spacious main reception room, featuring large windows that fill the room with natural light and offer views over the front and side gardens. A decorative fireplace adds character, and a staircase leads to the first floor, complete with a substantial under stairs cupboard for additional storage.

An archway leads into the well-proportioned dining room, which provides ample space for a family-sized dining table and additional furniture. This area opens into a conservatory, offering direct access to the garden. While the conservatory may benefit from updating, it provides a lovely opportunity to enhance indoor-outdoor living.

The kitchen is functional and includes space for a dishwasher, electric oven, and fridge-freezer, with a sink positioned under a window overlooking the rear courtyard. A large utility room/rear porch is located off the kitchen and includes plumbing for a washing machine and dryer, as well as the oil-fired boiler and further storage options. This space also provides a convenient rear entrance, perfect for returning from countryside or beach walks.

Upstairs, the bright and expansive landing provides access to all rooms as well as a boarded loft (no fitted ladder). The main bedroom is a particularly large, dual-aspect room filled with natural light. The second double bedroom is also spacious and benefits from deep, built-in wardrobes and views of the garden. A third bedroom offers a comfortable single room overlooking the front of the property.





The family bathroom is a generous size and currently includes a bath, WC, wash basin, and a large airing cupboard. There is scope to reconfigure the space to incorporate a separate enclosed shower.

Externally, the property boasts a wraparound garden that is partly laid to lawn and partly paved—offering flexibility for outdoor living and entertaining. Mature shrubs and hedging add privacy to this sunny, enclosed plot. There is a covered carport and driveway parking for one to two vehicles, with further on-street parking readily available.

In need of cosmetic refurbishment throughout, including windows and doors, this would make an ideal long-term family home.

The Location:

South Milton is a beautiful village situated close to the popular South Milton Sands beach and affords easy access to the nearby towns of Salcombe and Kingsbridge. The South West Coastal Path is just 1.5 miles away with the options of strolling to Bantham or to Hope Cove to enjoy a spot of lunch and the beautiful views synonymous with the South Hams.

Property Information:

Tenure: Freehold

Council Tax Band: Band E

EPC Rating: E

Construction Type: Standard brick/block

Utilities: Mains Water and Drainage, Oil Central Heating, Mains Electricity.

Mobile Coverage: According to Ofcom, mobile coverage is available from the major providers.

Broadband Availability: Superfast fibre available – speeds up to 36 Mbps (Ofcom)

Flood Risk: According to the Environment Agency, the property is in low risk flood zone. Buyers are advised to conduct their own due diligence.

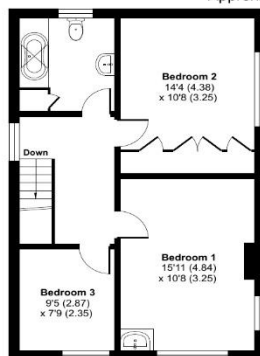
Planning or Development Issues: None known

Restrictive Covenants / Rights of Way: None known

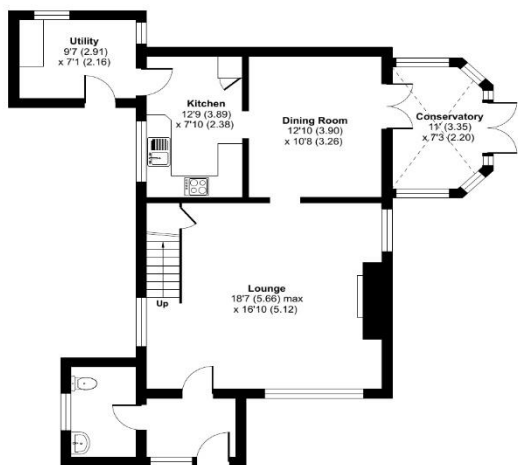
Dolphin Cottage, South Milton, Kingsbridge, TQ7

Approximate Area = 1372 sq ft / 127.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Kingsbridge Estate Agents Ltd. REF: 1333736



Disclaimer

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.



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	46	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings strictly by appointment only with Kingsbridge Estate Agents.

107 Fore Street, Kingsbridge, Devon, TQ7 1AB

Tel: 01548856685

Email: sales@kingsbridgeestateagents.co.uk
www.kingsbridgeestateagents.co.uk