



KITTIWAKE

Wakeham Farm, South Milton, Devon



A SPACIOUS AND LUXURIOUS DETACHED NEW HOME

Set within a quiet, small, village development,
close to the South Hams coast

Summary of accommodation

Ground Floor: Entrance hall | Living room | Open plan kitchen/dining room
Utility room | Study | Shower room | Store room

First Floor: Principal bedroom/shower room suite | Guest bedroom/shower room suit
Two further bedrooms and bathroom

Outside: Garage | Parking | Large gardens and terrace

Distances: Kingsbridge 3.5 miles, Salcombe 5 miles, Totnes 15 miles
(All distances are approximate)

Guide price: £1,150,000



SITUATION

South Milton is a small South Devon village within the South Hams Area of Outstanding Natural Beauty. In the village is a church and village hall and, about 1.5 miles away, is the stunning South Milton Beach, incorporating South Milton and Thurlestone Sands and a perfect spot for swimming, sunbathing, exploring rock pools etc.

Nearby is the village of Thurlestone, renowned for its gorgeous beaches, dramatic cliffs and lovely countryside. There is a links and cliff top golf course, primary school, the Thurlestone Spa Hotel, village pub, shop and post office and access onto the South West Coast Path, providing spectacular coastal walking.

The picturesque market town of Kingsbridge, at the head of the Kingsbridge Estuary, is known for its historic charm and possesses an eclectic selection of independent shops, cafes, pubs and restaurants, art galleries, cinema, leisure centre and swimming pool. The town also benefits from a Morrisons and Tesco for convenience shopping. There is a great Community School in Kingsbridge which also offers 6th form.

About 5 miles away is the popular seaside town of Salcombe, at the mouth of the estuary, with its sheltered waters and harbour and renowned for its golden beaches, sparkling waters and rich maritime heritage and is a hugely popular destination for sailing. There is a range of boutique shops, cafés, restaurants and pubs, as well as sailing and yacht clubs.

The South Hams is renowned for its beautiful rolling countryside scattered with pretty villages and towns and its spectacular coastline with beaches, estuaries, coves and rocky cliffs.

Only about 30 minutes drive away is the A38 dual carriageway, leading west to Plymouth, from where there are ferries to France and Spain, or east to the university and cathedral city of Exeter, where there is access on to the M5 motorway and an airport. The lovely town of Totnes, also about 30 minutes away, has a station with mainline connections to London (Paddington).



In summary, these houses offer peaceful village living with a private driveway into the development, but within close proximity to the local area’s stunning beaches and coastline, as well as some of its most popular towns.

THE PROPERTY

Kittiwake is a fine, spacious, detached new build house, designed with energy efficiency in mind, having air source heat pump, solar panels, electric car charging point and an EPC rating of A. There is fibre broadband and each property has a 10 year Build Zone warranty (from build completion).

The porch leads into an impressive full height entrance hall, off which is the open plan kitchen/dining room with French doors opening to the terrace and garden and fitted kitchen with integrated Neff appliances, breakfast bar and Silestone (quartz) worktops. Off the kitchen are the utility and store/plant rooms.

There is also a large, light living room with French doors opening to the terrace and gardens. In addition, on the ground floor, is a shower room and study which could serve as a 5th bedroom.





The first floor features the principal and guest suites, two further bedrooms and family bathroom. The bedrooms are spacious and light and all bathrooms have under-floor heating.

The house has an integral garage with electric door, plenty of parking at the front, and a fast charging 22KW electric vehicle charging point. To the rear is the terrace, decking and a large lawned garden, bisected by a small stream, traversed by a wooden footbridge.

PROPERTY INFORMATION

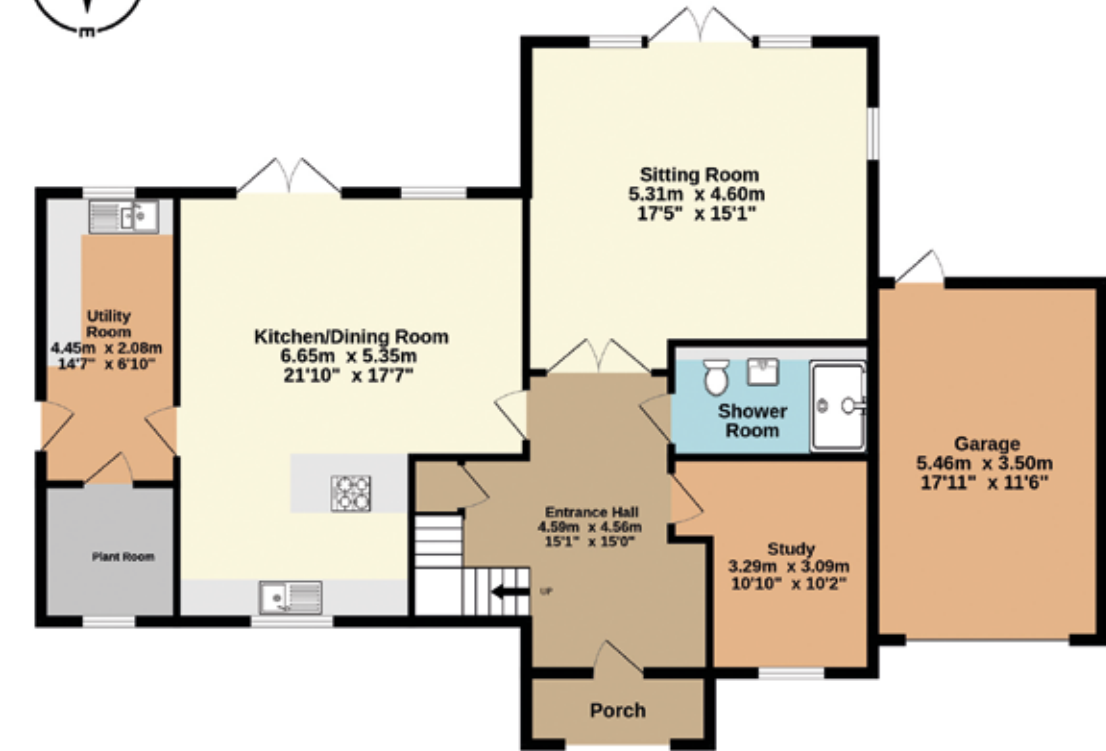
Tenure: Freehold
Services: Mains water, electricity and drainage. Air source heat pump. Solar PV panels. Fibre broadband. 22KW charging point.
Service fee: TBC
Local Authority: South Hams District Council: 01803 861234
Council Tax: TBC
EPC: A
Directions: TQ7 3JQ. What3words ///wound.montage.helpfully



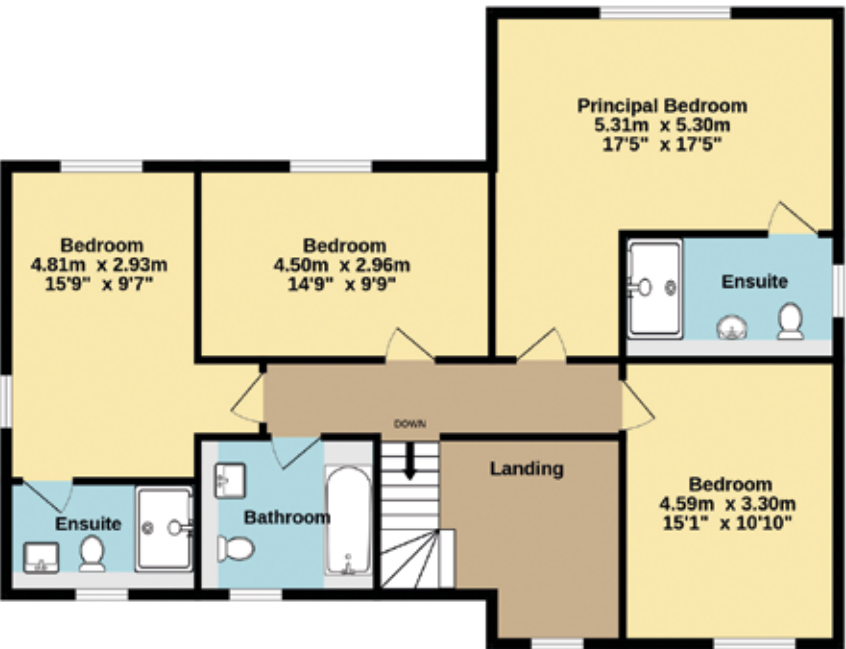
- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Ground Floor
101.0 sq.m. (1087 sq.ft.) approx.



1st Floor
93.2 sq.m. (1003 sq.ft.) approx.



Approximate Gross Internal Area
Total Area (Excluding garage and porch) 194.2 sq.m. (2090 sq.ft.)
Total Floor Area: 215.8 sq.m. (2323 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

Mark Proctor
01392 423111
mark.proctor@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

knightfrank.co.uk

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