



## DUNLIN

Wakeham Farm, South Milton, Devon





# A SPACIOUS SINGLE STOREY HOME

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

## Summary of accommodation

Entrance hall | Open plan kitchen/dining/living room | Study | Utility room  
Principal bedroom/shower room suite | Two further bedrooms and bathroom

**Outside:** Garage | Parking | Gardens and terraces

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

Guide price: £895,000





# 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, cafés, 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

Dunlin is a spacious, single storey, new build house, within a large garden, at the end of the development, 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 entrance hall leads to the large, light, open plan kitchen/dining /living room with high vaulted ceiling with roof lights and French doors opening to the terrace and gardens. The fitted kitchen has integrated Neff appliances and Silestone (quartz) worktops.

Off the hall is the utility room and off the kitchen is a study.





At the other end of the hall is the principal bedroom/shower room suite and there are two further bedrooms and a family bathroom. There is underfloor heating throughout.

The integral garage has an electric door and the driveway provides parking for three vehicles and a fast 22KW electric car charging point.

Around the house is stone paved terracing and landscaped gardens with lawned areas and an upper terrace.

## PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage. Air source heat pump. Solar PV panels. Fibre broadband. 22KW car charging point.

**Service fee:** TBC

**Council Tax:** TBC

**EPC:** A

**Directions:** TQ7 3JQ. What3words [///wound.montage.helpfully](https://www.what3words.com/lookup/wound.montage.helpfully)



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



Approximate Gross Internal Area  
Total Area (Excluding garage and porch) 131.5 sq.m. (1415 sq.ft.)  
Total Area (Including garage and porch): 157.1 sq.m. (1691 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.

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