



The Nook



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1 Wakeham Cottage, South Milton, Kingsbridge,
The beaches 1 mile. Thurlestone 2 miles. Kingsbridge 3 miles.

A charming semi-detached cottage set within a peaceful, elevated position within one of the prettiest villages in the South Hams. Characterful accommodation including two bedrooms and a beautiful south-facing garden that enjoys beautiful views of the countryside, rolling hills and the church.

- Charming, Characterful Cottage
- Close To The Stunning South Milton Sands
- Two Bedrooms
- Outbuilding
- Freehold
- Idyllic Village Location
- Elevated Position With Countryside Views
- Delightful South-Facing Garden
- No Onward Chain
- Council Tax Band: B

Guide Price £350,000

SITUATION

South Milton is a very pretty village and an ideal central location for the beautiful local beaches and the neighbouring towns of Salcombe and Kingsbridge. Within walking distance of the beautiful South Milton Sands, a long sweep of golden sand and rock pools, with crystal-clear waters and its' iconic rock archway. It is a couple of miles from the village of Thurlestone which has its own general store and post office, the Thurlestone Hotel offering luxury leisure facilities and an 18 hole golf course. The South West Coastal Path can be followed from South Milton to either the surfing beach of Bantham or the fishing village of Hope Cove.

Kingsbridge is situated approximately 3 miles to the east, at the head of the Salcombe estuary and offers an excellent range of independent shops, supermarkets and local facilities including a health centre/cottage hospital as well as a secondary school, and sports centre.

DESCRIPTION

A charming cottage set within a peaceful, elevated position within one of the prettiest villages in the South Hams. This semi-detached property has two bedrooms and a beautiful south-facing garden that enjoys beautiful views of the countryside, rolling hills and the church.



ACCOMMODATION

Access into a characterful sitting room with window overlooking the front aspect. Exposed painted beams, painted stone fireplace housing an electric, wood effect stove, inset alcove shelving, oak floor. the kitchen dining room has a range of units with inset sink and drainer, space for appliances, understairs storage, dining area and door to the garden.

Stairs lead up to the first floor, bedroom one has painted floorboards, window to the front aspect with delightful views over the surrounding countryside and village. Bedroom two has painted floorboards and has wonderful views towards the church. The bathroom is complete with bath, electric shower over, wash hand basin and WC, built in cupboard.

OUTSIDE

To the front of the cottage is an attractive gravelled garden with beautifully planted borders. At the rear there is a gravelled path that leads around the side of the cottage, with raised planted borders. Steps lead up to a raised garden with gravelled seating area, planted borders and fabulous views over the village, church and surrounding countryside. Greenhouse. In addition there is a brick outbuilding, current in two separate rooms, that has created ideal storage and a studio space but has great potential to create a home office, if desired subject to PP.

SERVICES

Mains water, drainage and electric with Dimplex programmable wall heaters.

Superfast broadband is available at this location. Full mobile coverage via Three, EE, Vodafone and O2 are likely at the property. (OfCom)

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

DIRECTIONS

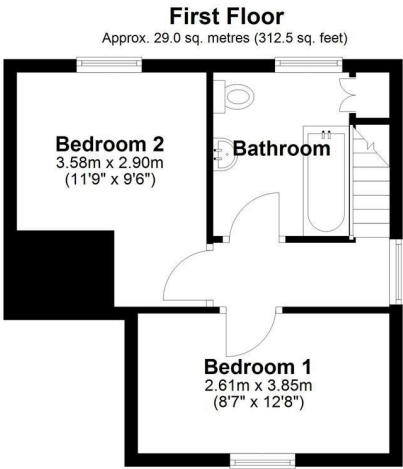
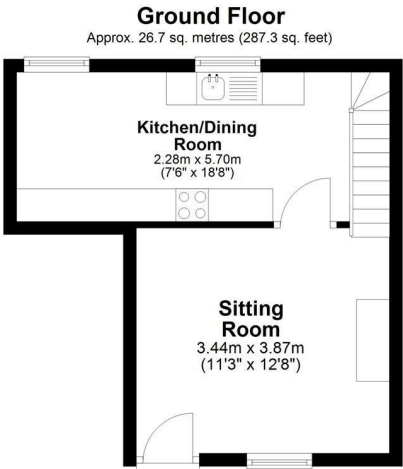
From Kingsbridge take the A381 towards Salcombe. After approximately 2 miles turn right signposted South Milton. Continue into the village and turn right just before the church into a 'no through road' and the cottage will be found on the left hand side.

VIEWING ARRANGMENTS

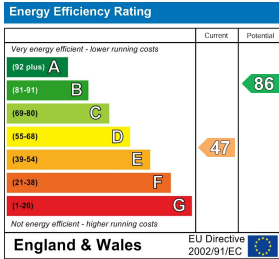
Strictly by appointment please through our Kingsbridge branch.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Total area: approx. 55.7 sq. metres (599.8 sq. feet)



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