



Marlin



# Marlin

South Milton, Kingsbridge, Devon, TQ7 3JQ

The beaches 1 mile. Thurlestone 2 miles. Kingsbridge 3 miles.

A fabulous detached home, well-suited for multi-generational living or a super generous family home located in the heart of the highly desired village of South Milton, close to the beach.

- Detached Family Home
- Located Close To The Beach
- Open-Plan Living
- South & West Facing Garden
- Freehold
- Attached Annexe
- Parking/Double Garage/Workshop
- 5 Bedrooms
- Huge Potential
- Council Tax Band E & A

## Guide Price £750,000

### 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 a 9-hole golf course and Thurlestone Golf Club (18 holes). 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

Centrally positioned within a generous plot in the highly sought after village location of South Milton and within easy reach of the beach and the golf club is this spacious family home. Offering flexible accommodation with vast potential, including a separate annexe which is ideal for dependant family, as an income stream or combined as a substantial family home.



## ACCOMMODATION

The accommodation is presently configured as two dwellings: the main house and the annexe, although could easily be returned to one large family home. Access from the driveway and into the inviting entrance hall, with door into the large open-plan sitting, dining room has a wood burning stove and enjoys glorious views across the garden and village towards the church. (within the sitting room is a blocked connecting door into the annexe that could easily be re-opened if desired). The kitchen breakfast room is fitted with a range of wall and base units, with spaces for appliances. Utility room. Double bedroom.

Annexe - ground floor has a lovely sized, 'L'-shaped open plan living, dining, kitchen. The kitchen area is well fitted with a comprehensive range of wall and base units with built in oven, hob with extractor over, door to garden. Utility room with space and plumbing for a washing machine, door to rear garden. Cloakroom/WC.

On the first floor of the main home there are two double bedrooms and a family bathroom complete with bath, hand held shower, WC and wash hand basin. At the end of the landing there is a connecting door into the annexe side which provides two double bedrooms and a family bathroom with bath and shower over.

## OUTSIDE

The gardens nicely surround the property with a level lawn area to the front, beautifully planted borders, raised decked terrace, vegetable beds, pond, a greenhouse and a potting shed. To the rear of the property there is a patio area, grass bank and a range of mature trees.

Attached to the property is a most useful store, log store along with a double garage/workshop. In addition there is ample driveway parking.

## SERVICES

Mains electric, drainage and water. LPG heating and electric heating. Solar panels for water.

Superfast broadband is available at this location along with all major mobile network providers likely in the area. (OfCom).

## TENURE

Freehold.

## LOCAL AUTHORITY

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

## DIRECTIONS

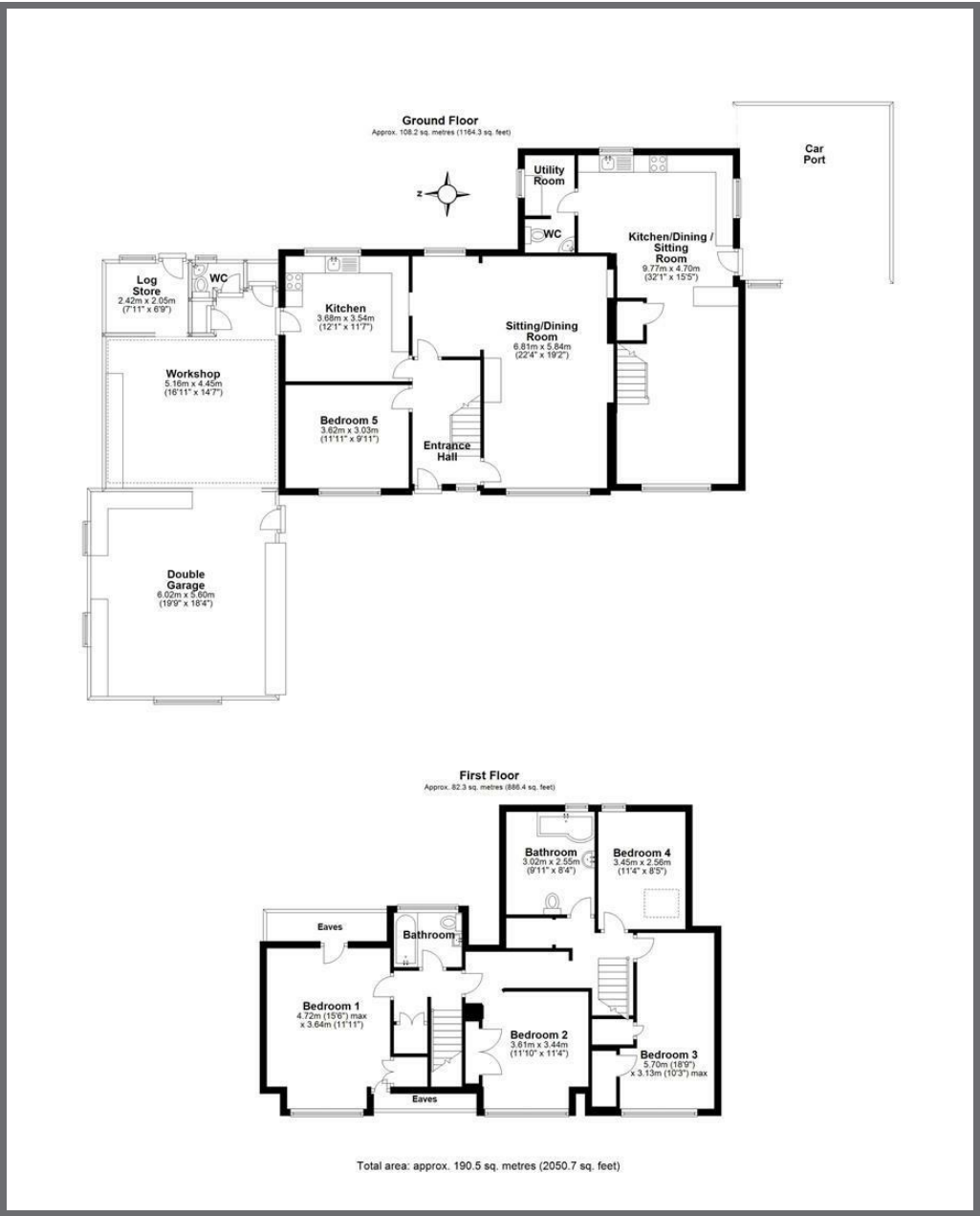
From Kingsbridge take the A381 towards Salcombe. After approximately 2 miles turn right signposted South Milton. Continue into the village and the driveway to Marlin will be found a short distance after the village hall on the right hand side.

## VIEWING ARRANGEMENTS

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.



| 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 |                         |                                                                                     |
| (21-38)                                     | F | 53                      | 65                                                                                  |
| (1-20)                                      | G |                         |                                                                                     |
| Not energy efficient - higher running costs |   |                         |                                                                                     |
| England & Wales                             |   | EU Directive 2002/91/EC |  |

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