







May Grove

23 Mead Lane, Thurlestone TQ7 3PB

Sitting on the most glorious plot in Mead Lane is May Grove, with a high degree of privacy from the shelter of neighbouring trees and shrubbery, yet still affording hours of sunshine and glorious sea views.

A much loved holiday home now awaits its new owner, with the potential to make it uniquely yours. May Grove offers spacious family accommodation, including 4 bedrooms with the master being generously proportioned boasting an en-suite shower room. There are 3 further bedrooms and a family bathroom. One of the finest features of the property are the newly installed sliding windows in the open plan living/dining room, enabling beautiful views over Thurlestone beach towards Bolt Tale. This clever design creates a seamless blend of indoor and outdoor living, allowing you to immerse yourself in the beauty of the surroundings. A wood burning stove is located in the lounge making this a cosy spot in the colder months. From the dining area a door leads you onto the terrace which is perfect for al fresco dining. Further accommodation includes a kitchen, utility area, cloakroom and a generous sunroom, easily accessible from the outside, offering a designated space for sandy feet, muddy shoes and wet dogs.

Outside the garden is mainly laid to lawn with patio area having beautiful views out to sea and beyond. The garden has been planted throughout with a variety of attractive and mature shrubs and plants. To the front of the property you will find a single garage and driveway.

The Mead is an exclusive private estate and the property is not suitable for commercial holiday letting.

- **Detached bungalow**
- **High degree of privacy**
- **Sea views**
- **4 bedrooms**
- **Master having en-suite**
- **Open plan living/dining room**
- **Wood burning stove**
- **Sun room**
- **Garage**
- **Driveway parking**
- **Short walk to Thurlestone**

A wonderfully located 4 bedroom detached bungalow, having a high degree of privacy with beautiful sea views, plenty of outside space, garage and driveway parking, being a short walk to the beach



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Approximate Gross Internal Floor Area = 155.7 sq m / 1676 sq ft
 Garage Area = 29.2 sq m / 315 sq ft
 Total Area = 184.9 sq m / 1991 sq ft

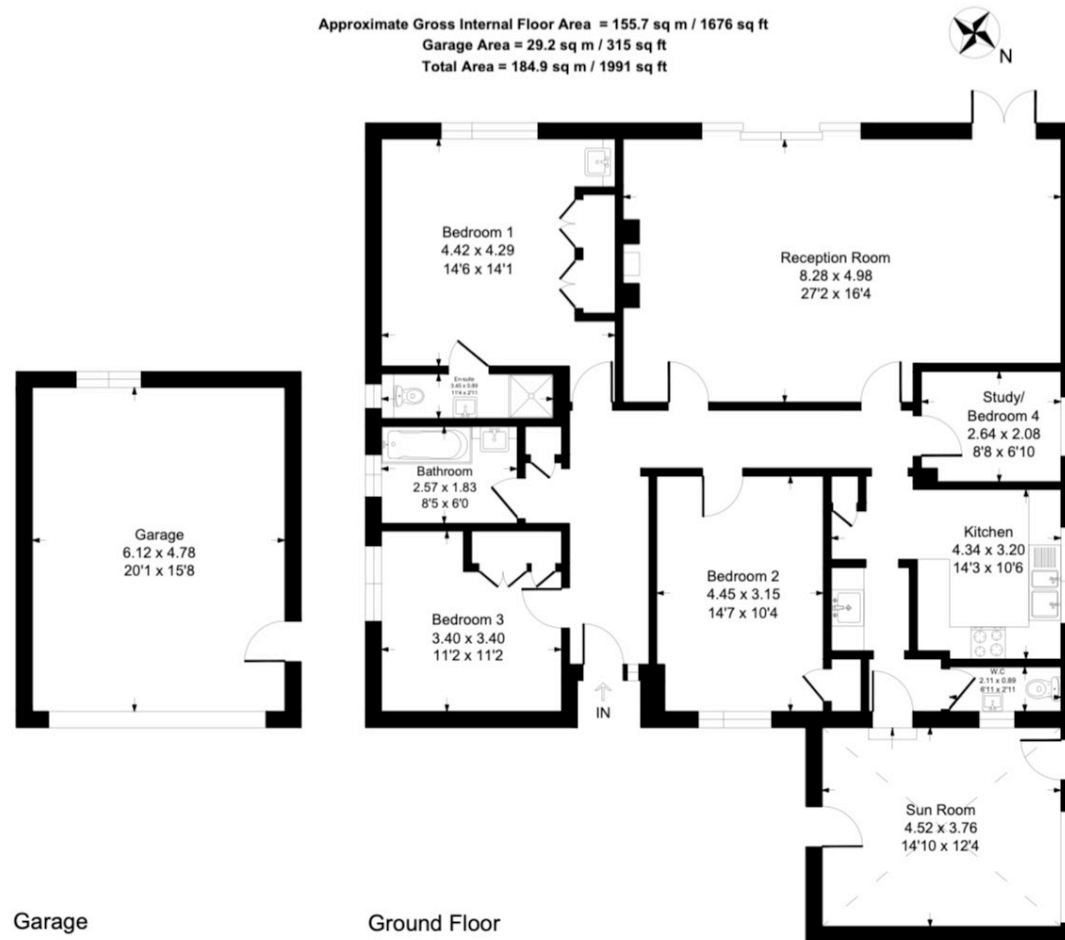


Illustration for identification purposes only, measurements are approximate, not to scale.

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SERVICES

Mains electric, water and drainage. Oil fired central heating.

COUNCIL TAX

The property is in Council Tax Band F.

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 845090.

DIRECTIONS

On entering Thurlestone, take the first left hand turning signposted Court Park, joining Court Park Road at the bottom of the road. Turn left over the cattle grid into Mead Drive and take the immediate right into Mead Lane. May Grove is positioned at the end of the cul-de-sac on the left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	65	
(39-54)	E		
(21-38)	F		