







Occupying a unique position in behind the stunning Thurlestone Sands, this wonderful detached four bedroom house benefits from an additional two bedroom cottage and secluded gardens.

- **Stunning beach location**
- **Idyllic rural and beach outlook**
- **Wonderful natural surroundings**
- **Substantial detached house**
- **Additional cottage**
- **Secluded gardens**
- **Four double bedrooms**
- **Parking and driveway**
- **In need of modernisation**
- **A rare opportunity**

The White House

Thurlestone Sands, TQ7 3JY

The White House is situated in the heart of South Devon's Area of Outstanding Natural Beauty and is perfectly positioned 300 metres from the beach amongst stunning natural surroundings. Located on a quiet country lane with an unassuming entrance, the White house is a detached family home occupying a secluded plot a short walk from Thurlestone Sands. Circa 100 years old, the property also benefits from a neighbouring detached cottage and charming gardens.

This location is almost completely enclosed by National Trust land and there are stunning views in every direction across rolling hills or out across the beach to Burgh Island, Bigbury and beyond. Thurlestone Sands is only a short walk to the end of the lane and is one of a number of beautiful South Hams beaches within easy reach. Located between Thurlstone to the North and Hope Cove to the South, the White house is very close to two of the most sought after villages in the area.

Arranged over two floors the property is accessed through the front porch into a handsome central hallway leading to a front dining room with charming shaded veranda and the generous reception room in the rear corner offers outstanding views across the fields to the sea beyond. The kitchen and breakfast room offer plenty of further space for dining and there is ample storage throughout. On the first floor are two large front facing double bedrooms with exceptional views, a further double bedroom at the rear plus a single bedroom and family bathroom, from the spacious landing there is access to a home office. The house and cottage are in need of modernisation.

Next to the main house stands The White House Cottage featuring an open plan living room and kitchen with shower room and WC on the ground floor and two bedrooms on the upper floor. This cottage offers excellent additional accommodation for guests and extended family. The house has simple driveway access with space for several cars, either side of the main buildings are two large and level lawned gardens with a further private garden to the rear.



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The White House and Cottage, South Milton, TQ7 3JY

Approximate Gross Internal Floor Area = 186.9 sq m / 2012 sq ft
 Cottage Area = 52.1 sq m / 562 sq ft
 Total Area = 239.1 sq m / 2574 sq ft

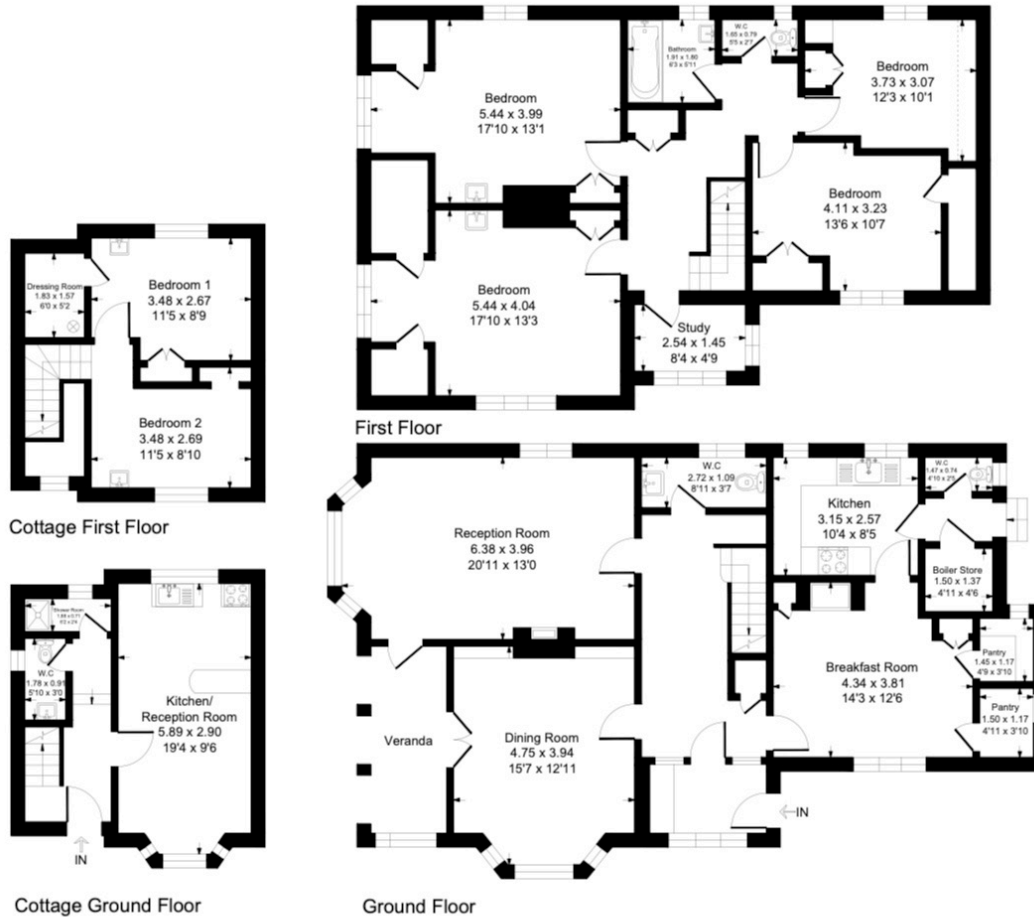


Illustration for identification purposes only, measurements are approximate, not to scale.

SERVICES

Mains electrics and water, septic tank and oil fired central heating.

COUNCIL TAX

The property is in Council Tax Band F and A

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 800178.

DIRECTIONS

From Kingsbridge take the A381 towards Salcombe passing through the village of West Alvington continue for about a mile and a half turn right signposted South Milton and continue for a further ¾ mile. On entering the village, turn left signposted Thurlestone Rock/South Milton Sands and continue heading West along this road until you reach the coastline. Drop down through the car park and continue parallel to the beach, the White House is the first house on the left as you drive away from Thurlestone Sands.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F	31	