







Blackthorn House

South Milton, TQ7 3JG

Blackthorn House is a generously proportioned detached property with four bedrooms set in the ever popular village of South Milton. Occupying a private position with far reaching countryside views, Blackthorn House sits at the end of a quiet residential cul-de-sac flanked by fields and elevated to provide the outlook across the village and to the countryside beyond.

This property offers versatile and modern living throughout with spacious rooms and a plenty of natural light. A large corner living room with excellent views adjoins a separate dining room and conservatory which leads to a kitchen with pantry. The master bedroom benefits from an en-suite shower room and there are two more double bedrooms and a single bedroom or office with two further family bathrooms. Part of the property does lend itself to be used as an annexe which could provide supplementary accommodation for family or guests with its own kitchen and external access.

Blackthorn House has a large double garage, a workshop & two further rooms which could be used as a small gym, a study or as excellent storage. These are on the lower-ground floor and can be accessed via a central staircase. Externally there are mature and low-maintenance gardens surrounding the house with a secluded rear patio to enjoy al-fresco dining. To the front is a long driveway with parking for several vehicles.

This property offers exceptional dimensions and real versatility and is located in a sought-after and private location.

The small village of South Milton is a mile from the beautiful South Hams coastline and its many wonderful beaches and the South West Coast Path is within a short walking distance with lovely cliff-top walks. The iconic Thurlestone Rock is nearby and situated just off South Milton Sands, which is backed by sand dunes owned by the National Trust and has the well-regarded Beach House café, toilets and car park.

- **Private and secluded**
- **Charming village location**
- **Elevated with lovely views**
- **Four bedrooms**
- **Three bathrooms**
- **Versatile accommodation**
- **Integral Double Garage**
- **Excellent storage**
- **Close to the coast**
- **Near to Salcombe and Kingsbridge**



2 Island Square, Salcombe, Devon, TQ8 8DP

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A secluded detached house with excellent proportions offering modern accommodation and versatile living in the charming village of South Milton near to the beautiful South Devon coastline.

Blackthorn House, South Milton, Kingsbridge, TQ7 3JG

Approximate Gross Internal Floor Area = 318.9 sq m / 3433 sq ft
 Garage Area = 41.4 sq m / 446 sq ft
 Total Area = 360.3 sq m / 3879 sq ft

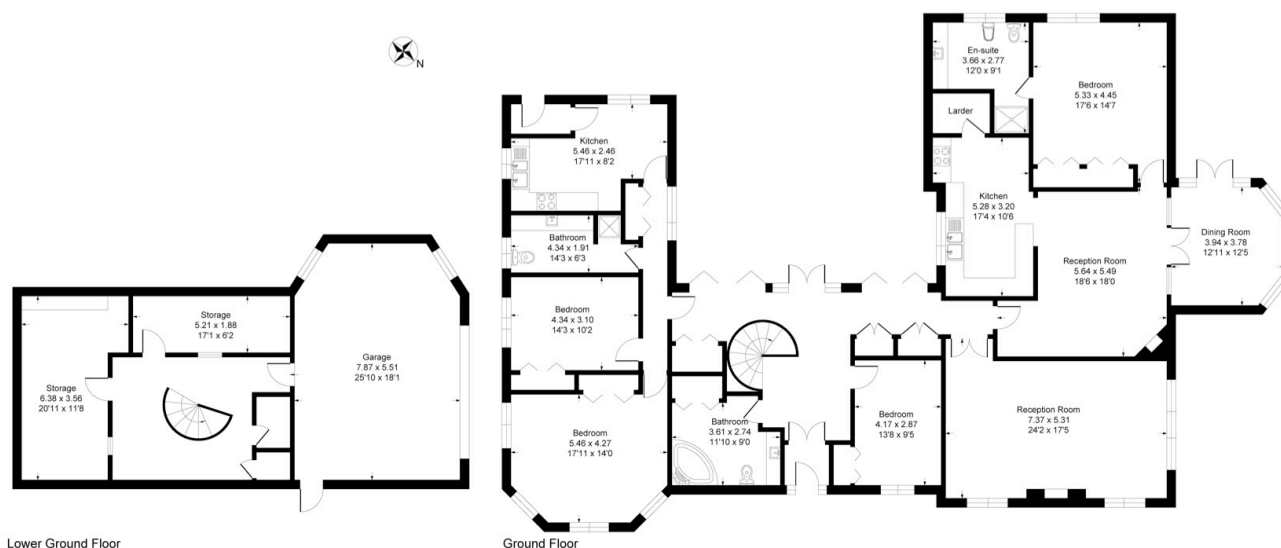


Illustration for identification purposes only, measurements are approximate, not to scale.

SERVICES

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

COUNCIL TAX

The property is in Council Tax Band E

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

Head for Salcombe from Kingsbridge on the A381 and take a right turn at the sign post for South Milton after roughly 2 miles. Follow this lane to the village and after you have passed two pretty white cottages with thatches on either side and take a left at a junction, following the sign for Thurlestone Rock and South Milton Sands. Turn almost immediately left on to the private road and Blackthorn House is the house at the end.

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	50
(21-38)	F		