











## Rock Cottage

South Milton, TQ7 3JG

Rock Cottage is a charming period home set within beautiful surroundings and oozes character features throughout. A large central hallway provides access into the generously proportioned principal reception rooms. The dining room with large exposed stone hearth is ideal for entertaining, while the living room, with wide-board timber flooring, wood burning stove and window seat overlooking the gardens offer the perfect spot to unwind. To the rear a kitchen/breakfast room with Aga style cooker leads through into a separate utility room and a ground floor shower room. Steps lead up from the kitchen to a secluded patio - perfect for your enjoying your morning coffee or dining in the warmer months.

Upstairs, there is a further living room with feature fireplace, exposed beams and a door opening out into the beautifully established orchard. All four bedrooms have lovely outlooks over the gardens and surrounding countryside with the use of a family bathroom.

Outside, Rock Cottage features a collection of useful outbuildings, including a shed, tractor shed, garage, and workshop/store rooms, providing ample storage and workspace. The beautifully maintained grounds feature a well-established kitchen garden, mature orchard including apple, pear and walnut trees and a small paddock. Surrounded by mature trees and greenery, the property offers privacy and seclusion with ample driveway and garage parking.



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A charming period property with generous proportions set within peaceful countryside surroundings offering four bedrooms, an established orchard, small paddock and a range of useful outbuildings.

- Charming period property
- Well established orchard
- Four bedrooms
- Two bathrooms
- Peaceful countryside setting
- Useful outbuildings and garaging
- Beautiful gardens
- Small paddock
- Character features throughout
- Close to the beach



## Rock Cottage, South Milton, TQ7 3JG

Approximate Gross Internal Floor Area = 182.5 sq m / 1965 sq ft  
 Garage Area = 44.1 sq m / 475 sq ft  
 Outbuilding Area = 41.4 sq m / 446 sq ft  
 Total Area = 268.0 sq m / 2886 sq ft

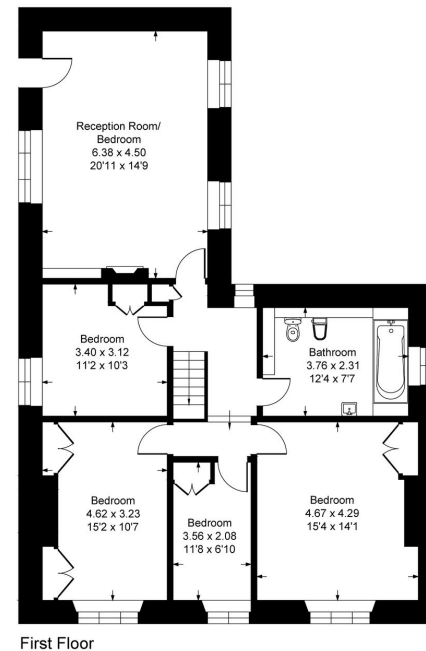
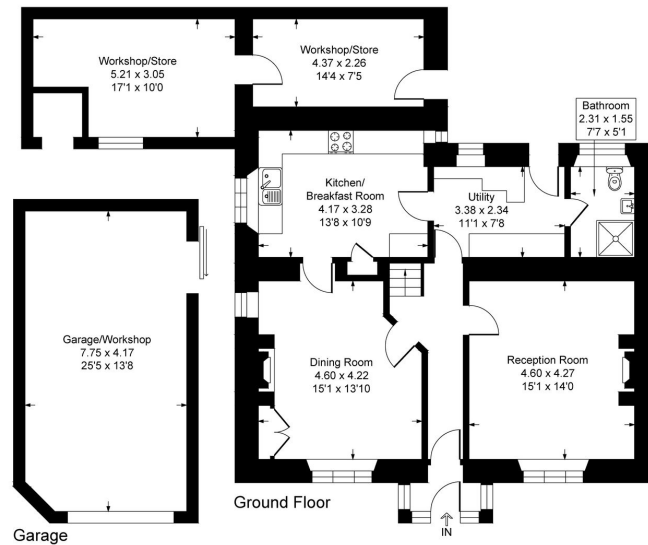
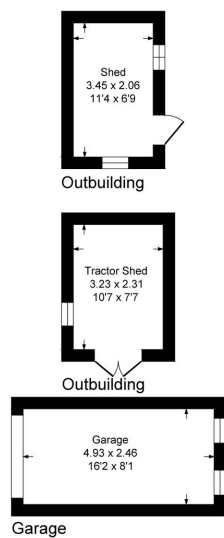


Illustration for identification purposes only, measurements are approximate, not to scale.

### SERVICES

Mains electricity and water. Private drainage.

### COUNCIL TAX & LOCAL AUTHORITY

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

### TENURE

Freehold

### VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 845 090.

### DIRECTIONS

what3words - ///zoomed.crossings.select

### EPC RATING

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Please scan the QR Code for further Material Information:

