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THE SHANTY  
SOUTH MILTON • TQ7 3JG





# THE SHANTY

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## GROUND FLOOR

Entrance Hallway | Sitting Room | Dining Room | Bedroom 1 With  
En-Suite | Bedroom 2 | Kitchen | Utility | Bathroom

## EXTERNAL

Garage | Off Road Parking | Store | Courtyard





“A charming cottage with garage and parking, just moments from the coast ”...

The Shanty is a two-bedroom detached Bungalow full of character and offers a fantastic opportunity for those looking to add their own touch.

- Low maintenance courtyard garden
- Garage and off-street parking
- Potential to modernise and make your own
- Just minutes from the stunning South Milton Sands
- No onward chain

The accommodation includes two double bedrooms—one with built-in storage, and the other with an en-suite toilet and basin. There are two reception rooms, both featuring fireplaces, adding warmth and traditional appeal. The kitchen, which was fitted around three years ago, is fully equipped with wall and floor cupboards, and there's a separate utility area. The property also benefits from a new boiler installed two years ago, modern windows, and full redecoration completed in autumn last year. The bathroom includes a shower over the bath.

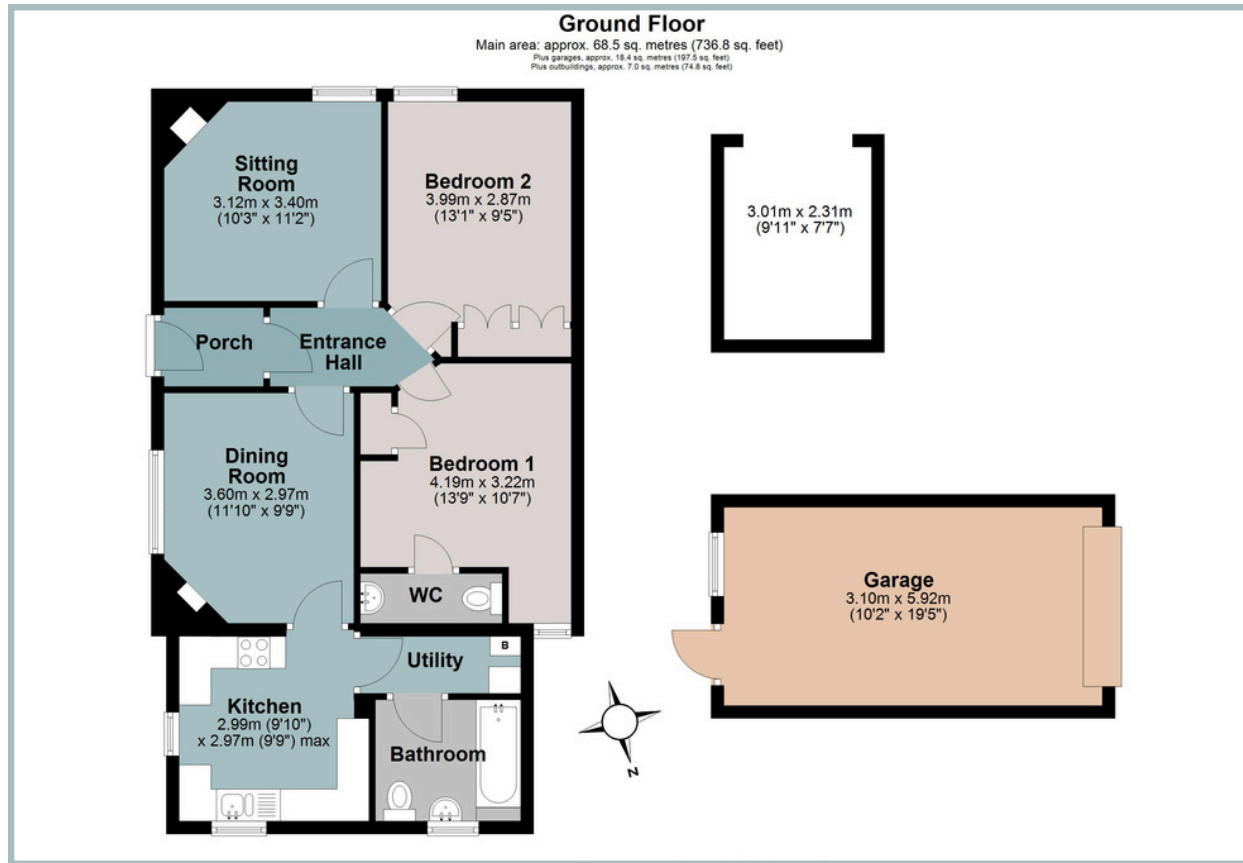
A private, enclosed courtyard garden offers a sunny, low-maintenance space ideal for outdoor dining or relaxation. Direct access to the garage and parking space is available from the garden. With original features and potential for modernisation, the shanty presents an excellent opportunity in a desirable village near the coast.

South Milton Sands, with its golden beaches and scenic countryside walks, lies just a short distance away. Nearby Thurlestone offers additional beaches, a golf and tennis club, a village pub, and the Thurlestone Hotel with a relaxing spa. Ideally suited for those seeking a coastal lifestyle with convenient access to amenities, the shanty is well-positioned as a main residence, lock-up-and-leave retreat, or investment property.





TOTAL APPROXIMATE AREA: 68.5 SQ M 736.8 SQ FT



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113 FORE ST, KINGSBRIDGE TQ7 1BG  
kingsbridge@charleshead.co.uk  
01548 852 352  
www.charleshead.co.uk

Tenure: Freehold

Council Tax Band: D

Local Authority: South Hams District Council

Services: Mains Electricity, Water And Drainage. Oil Fired Central Heating

EPC: Current D (57) Potential B (83)

Viewings: Very strictly by appointment only

Location: South Milton, a beloved village in the South Hams, boasts not only a friendly community but also easy access to various attractions. Its heart lies in the tight-knit community, fostering local events and camaraderie including regular pub nights in the village Hall. The award-winning restaurant, The Beach House (currently being renovated), where patrons relish exquisite cuisine amidst stunning seaside views is situated at South Milton Sands. Adding to the culinary delights is the pop-up sensation, Rock Box, renowned for its mouthwatering burgers and freshly made pizzas. Meanwhile, the picturesque National Trust South Milton Sands beckons with its golden sand and crystal waters. Exploring the area reveals a network of footpaths and bridleways, guiding wanderers over cliffs to scenic spots like Hope Cove or Bantham along the River Avon. South Milton's allure extends beyond its borders, with the sailing haven of Salcombe a mere five miles away and the market town of Kingsbridge a short drive away. The town provides a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre, community hospital, schooling and churches all whilst retaining a small town feel with a strong community.

Directions: Continue through South Milton; the property is on the right, just before the left turn to the beach.

What Three Words: ///secret.icebergs.envy

Salcombe 4.9 miles - Totnes 15.7 miles (Railway link to London Paddington) - Kingsbridge 3.5 miles