



2 Backshay Park, South Milton

Guide Price £850,000

HARRIET
GEORGE

2 Backshay Park

South Milton, Kingsbridge

A well presented detached house in an elevated position with extensive family accommodation, impressive gardens and pretty views across the village.

South Milton, renowned for its friendly community, is just over a mile inland from a National Trust beach and the South West Coast Path.

The larger village of Thurlestone with its 4 star hotel, together with pub, post office/general stores, church, 18 hole cliff top golf course and highly regarded primary school is close by.

Salcombe, with its picturesque estuary renowned for its sailing and sandy beaches is approximately 4 miles away. The market town of Kingsbridge provides an extensive range of independent shops, supermarkets, a sports centre, health centre, small hospital and the highly regarded Kingsbridge Community College.

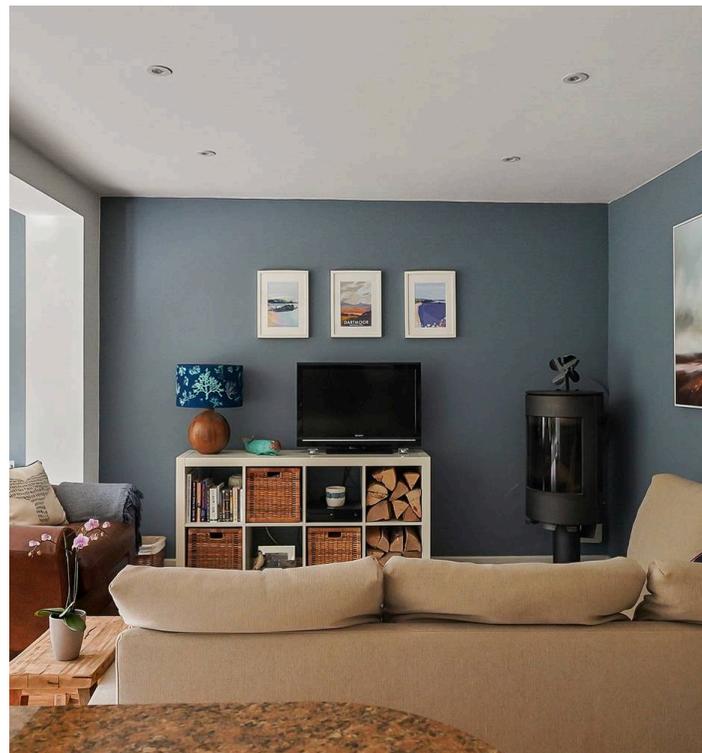
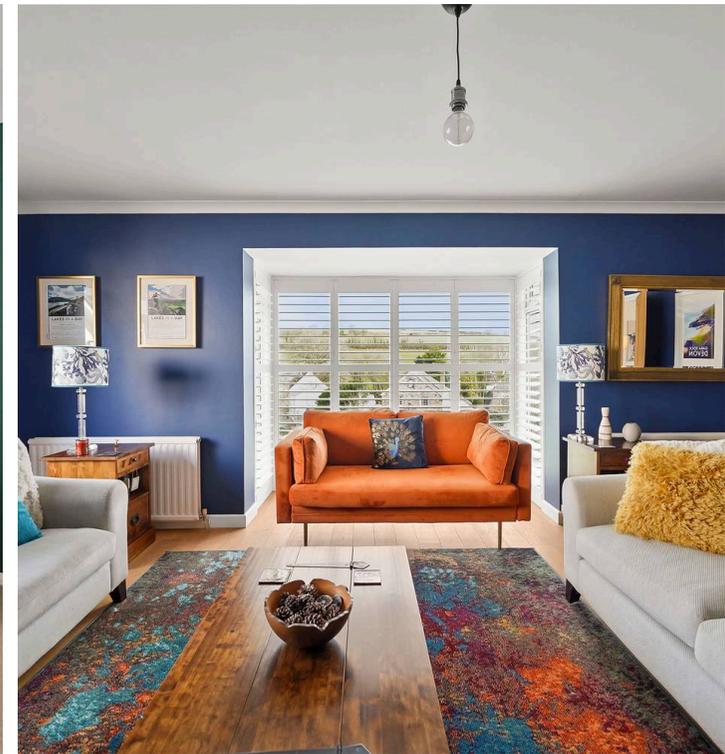
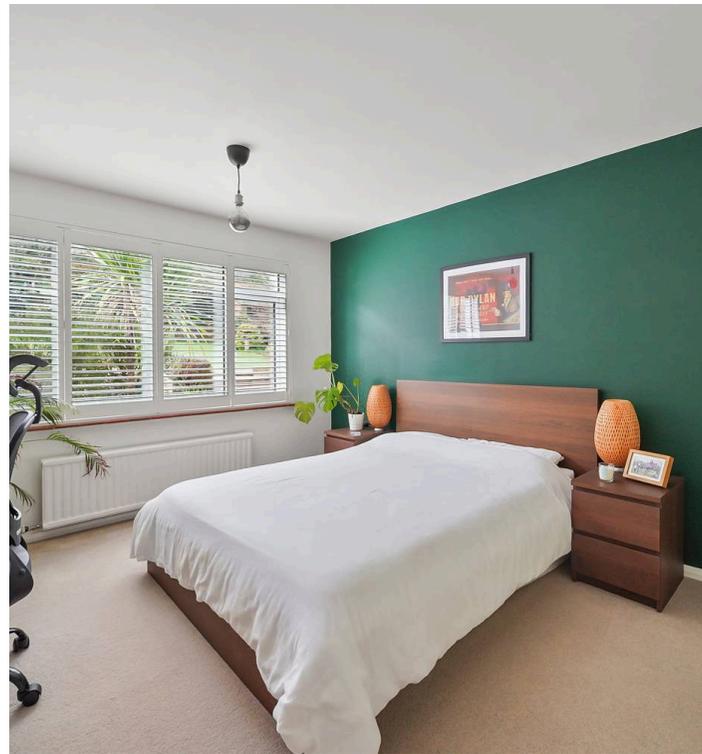
Approached over a cattle grid, 2 Backshay Park is one of just three houses in a small cul-de-sac on the edge of the village backing on to open farmland.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



The house has bright, spacious accommodation approaching 2700 sq ft. A real feature of this family home is the kitchen dining living room with corner wood burning stove and full width bi-fold doors to a large sun terrace. The dual aspect sitting room at the front also has a wood burner and square bay window with plantation shutters.

A few steps from the generously proportioned entrance hall lead up to three ground floor bedrooms with fitted cupboards and a Jack and Jill family bathroom. The first floor has two further bedrooms, a bathroom and en-suite shower room.

On the lower ground floor is a utility room with WC, excellent storage and access to the double garage with electric up and over door.

At the front of the house is driveway parking for a number of vehicles. The delightful gardens are beautifully maintained with established borders and trees. The south facing rear garden is wonderfully private with paved terraces, expansive lawned areas and the top garden has been planted as a wild flower meadow.

With its blend of practical features and inviting outside spaces, the house offers an idyllic lifestyle in a sought-after rural location, close to the coast.

SERVICES

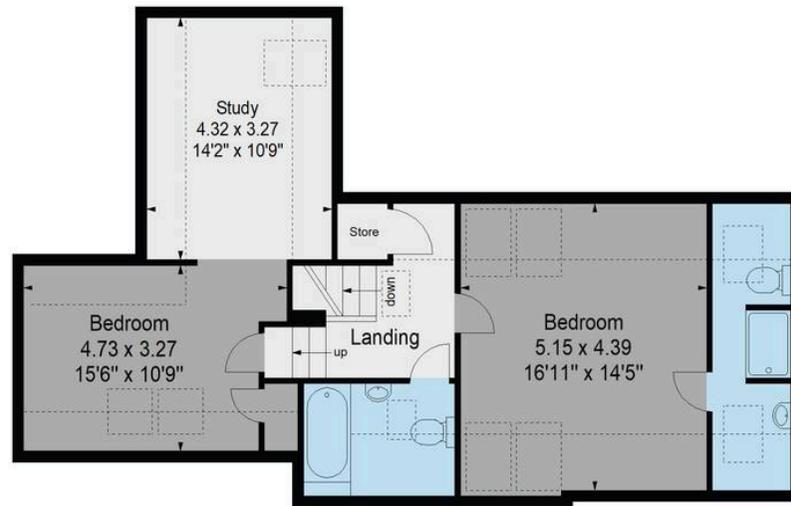
Mains water, drainage and electricity. Oil fired central heating.

DIRECTIONS

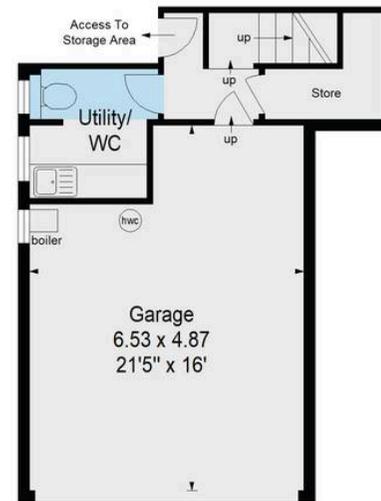
From Kingsbridge take the A381 towards Salcombe and after about 2 miles turn right signposted South Milton. Proceed towards the centre of the village, turn left into Backshay Close and left again into Backshay Park. The house is the second on the right.



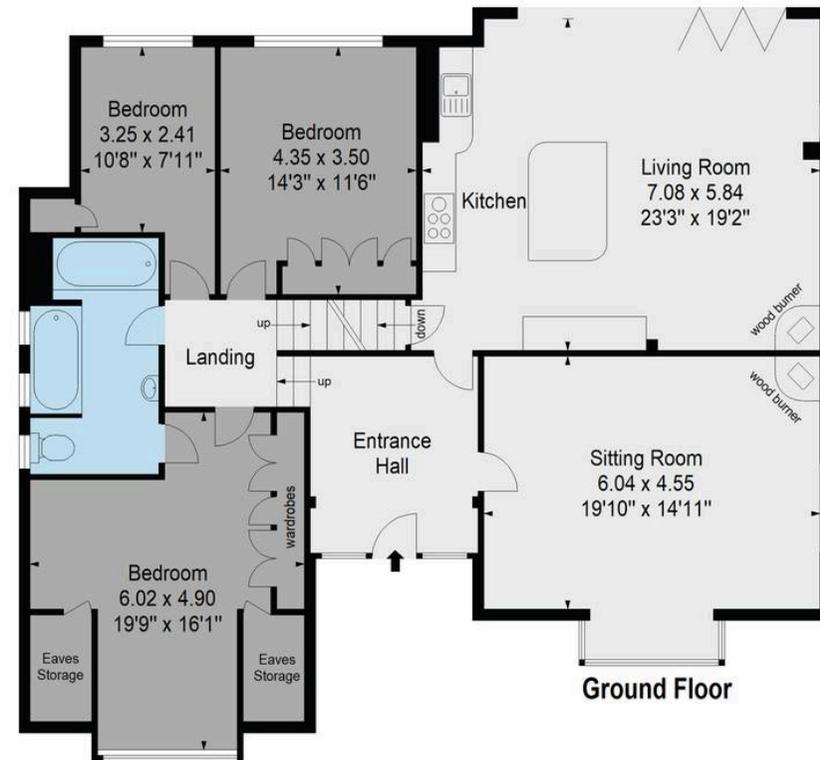
Approximate Gross Internal Area = 242.4 sqm / 2609 sq ft
(Excluding Garage)



First Floor



Lower Ground Floor



Ground Floor



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

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All dimensions are approximate and for general guidance only; whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances have not been tested and no guarantee can be given they are in working order. Internal photographs are for general information and it must not be inferred that any item shown is included with the property. Purchasers must satisfy themselves by inspection.