

DUNLIN SOUTH MILTON



MARCHANT PETIT

COASTAL, TOWN & COUNTRY

DUNLIN

Description

Dunlin occupies a pleasing position, tucked away towards the end of a small private development and enjoys a generous plot with wrap around gardens and terraces.

The accommodation is arranged around a central entrance hall which leads through to a spacious, dual aspect open plan living area designed as the heart of the home. This impressive room incorporates a kitchen, dining and sitting area beneath a vaulted ceiling with sky lights allowing excellent natural light to flood in throughout the day and has two sets of French doors opening directly onto the terrace and gardens. The contemporary fitted kitchen includes integrated appliances and quartz work surfaces, while a separate utility room provides additional storage and laundry space. A study located off the kitchen offers a convenient area for home working.

The bedroom accommodation is arranged at the opposite end of the property and comprises a principal bedroom with well-appointed en-suite shower room, together with two further double bedrooms served by a family bathroom.

Outside

The property is approached via a private driveway serving the development, with Dunlin being situated at the far end nestled into the grass bank surrounded by mature trees and attractive stone walling.

An integral garage with electric up and over door to the front and door to the garden at the rear is complemented by parking for up to three vehicles and a 22kw electric vehicle charging point.

The gardens around the property have been landscaped to include a paved terrace accessed via both sets of doors from the living area, large areas of lawn and an additional upper terrace, all creating attractive spaces for outdoor seating, entertaining, or simply relaxing and enjoying the peace and quite of the surrounding countryside.

Situation

The attractive and popular village of South Milton lies about 1 mile inland from the National Trust beach at South Milton Sands. The larger village of Thurlestone is close by and has a primary school, general stores and post office, hotel offering leisure facilities, and 18-hole links golf course. Salcombe, the renowned estuary town and sailing centre is approximately 4 miles from the property and the market town of Kingsbridge with it's wide variety of shops, leisure facilities and primary and secondary schools is within 5 miles.

Directions

what3words - describes.nuptials.charging

From Kingsbridge take the A381 Salcombe road out of town passing through the village of West Alvington. After about a mile and a half turn right following the signs for South Milton. Continue into the village, go past the village hall and you'll see the entrance to Wakeham Farm on your right-hand side before you reach the Church.



PROPERTY DETAILS

Property Address

Dunlin, Wakeham Farm, South Milton, Kingsbridge, Devon TQ7 3JQ

Mileages

Kingsbridge 3.5 miles; Salcombe 4.5 miles; A38 Devon Express Way 13 miles;
Totnes 16 miles, with direct rail link to London Paddington (distances are approximate)

Services

Mains electricity, water and drainage. Air source heat pump. Solar PV panels. 22kw car charging point. Underfloor heating is installed throughout the house. Wired in smoke alarm. Fibre broadband.

There is a property Management Company set up to manage the common areas of the development for which there will be an annual charge.

EPC Rating

Band A. Current: 96, Potential: 100

Council Tax Band - F

Tenure - Freehold

Authority

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

Key Features

- Premium new build property
- Bespoke design, high-end materials, quality finishes
- Open plan kitchen/dining/living room with vaulted ceiling, skylights, 2 sets of French doors
- Garage, parking for up to 3 vehicles, 22kw electric car charging point
- Lawned landscaped gardens with paved terraced seating areas
- Small private development backing onto open countryside
- Picturesque village, close to Bantham, Thurlestone and Hope Cove beaches
- 10 year New Home Warranty
- Can be used for letting/Airbnb - providing flexibility for a buyer

Fixtures & Fittings

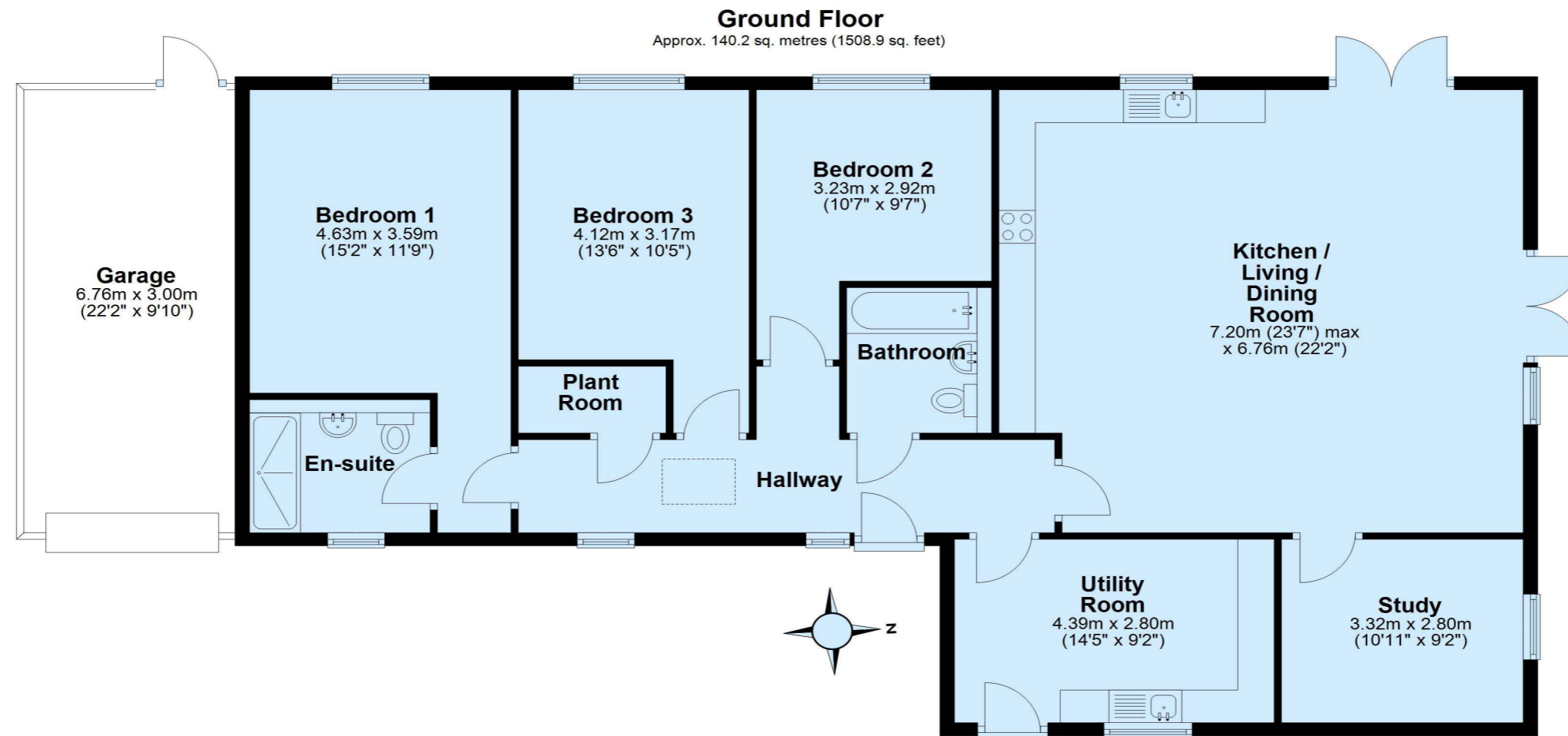
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



Total area: approx. 140.2 sq. metres (1508.9 sq. feet)

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Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590