



The Old Granary, South Milton

Guide Price £1,950,000

HARRIET
GEORGE



The Old Granary

South Milton, Kingsbridge

- Private and peaceful location
- Close to the coast
- Over 5000 sq ft of spacious accommodation
- Games room with air conditioning
- Self-contained one bedroom annex with potential to holiday let
- Delightful country gardens with summerhouse
- Excellent garaging and plenty of parking
- Solar panels on original feed in tariff and batteries
- High speed internet (symmetrical) 1Gb connection
- Outside lighting linked to the house Lutron system

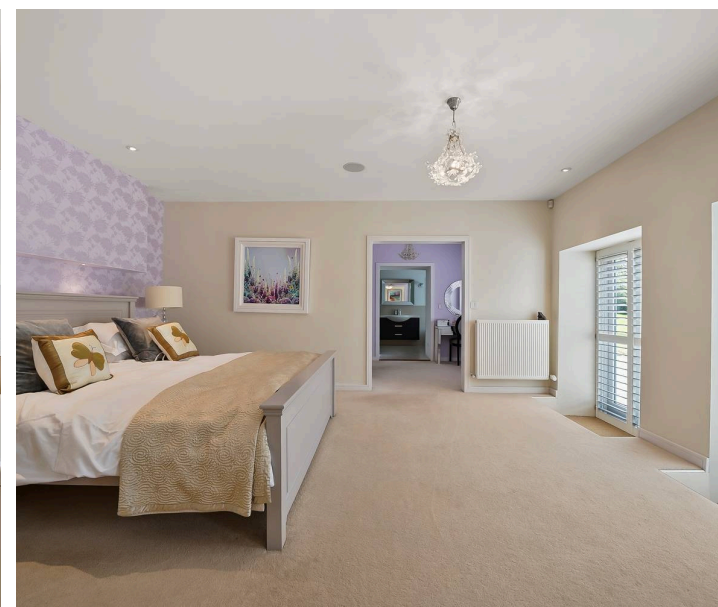
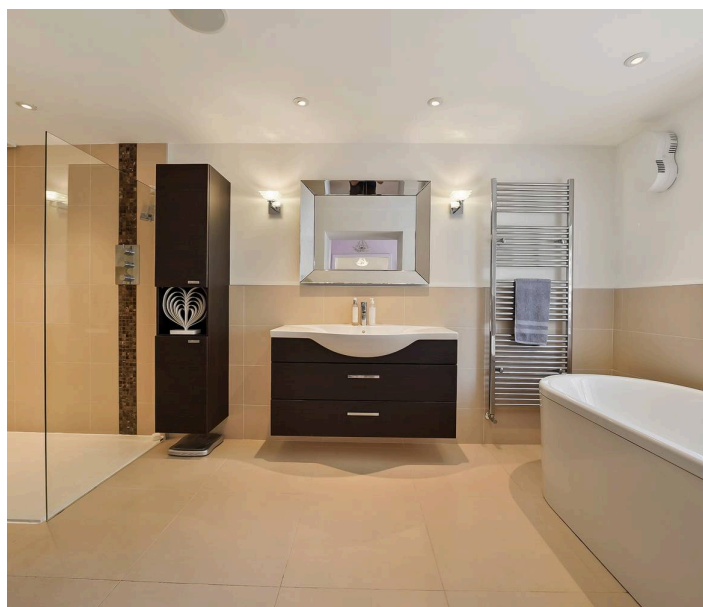
The Old Granary is located within the small rural hamlet of Upton, just one mile from South Milton which is renowned for its friendly community and only two miles from the sandy beaches at South Milton and Thurlestone and the South West Coast Path.

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.

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. Salcombe, with its picturesque estuary renowned for its sailing and sandy beaches is approximately 4 miles away.

Council Tax band: H

Tenure: Freehold



Renovated by the current owners, The Old Granary has over 5000 sq ft of spacious accommodation which lends itself perfectly to inside and outside entertaining. Throughout the house the overriding focus is one of generosity.

A real feature of this fabulous home is the kitchen dining living room with wood burning stove, vaulted ceiling, exposed ceiling beams and mezzanine; bi-fold doors open to the expansive south facing entertaining deck which overlooks the beautifully landscaped gardens. There is a sitting room on the ground floor with integrated speakers, guest cloakroom and boot room. From the entrance hall an impressive open tread oak staircase leads up to the mezzanine which is currently used as an office and down to the snug.

The principal suite on the lower ground floor has a dressing room and en-suite bathroom. There are four further bedrooms in the main house, two en-suite shower rooms and a family bathroom. The large games room with air-conditioning, bar and WC is accessed independently.

A driveway at the side gives access to the stylish one bedroom annex which is self-contained and perfect for holiday letting or as guest accommodation.

The grounds at The Old Granary are an absolute delight with expansive lawns planted with established trees, shrubs and colourful flower borders. Steps from the decked terrace lead down to the garden via a bridge across the pond. From the top of the garden, there are views across surrounding countryside and down to the sea and a bench to enjoy the sunsets. An outside shower has its own hot water cylinder - perfect for dogs and sandy feet!

There is garaging for 6 cars. The pair of double garages have extensive storage and are currently used as a gym and there is excellent driveway parking.





Approximate Gross Internal Area = 486 sqm / 5232 sq ft

Garage
Approximate Gross Internal Area = 99.2 sqm / 1068 sq ft



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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.