



Mill Mead, South Milton

In Excess of £1,000,000

HARRIET  
GEORGE



# Mill Mead

South Milton, Kingsbridge

- A short distance from the sea
- Beautifully presented accommodation
- Recently fitted kitchen
- First floor balcony
- New boiler and oil tank
- Delightful level gardens with summerhouse
- Gated driveway parking
- Agricultural barn and fenced paddock
- Established holiday letting history
- No onward chain

Mill Mead is situated just outside the picturesque and popular village of South Milton, renowned for its friendly community and 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 with private health club facilities, prestigious 18 hole links golf course with tennis courts, pub, post office/general stores, church and highly regarded primary school is close by.

Kingsbridge offers extensive shopping and facilities including a health centre, small hospital and sports centre. The popular sailing and holiday town of Salcombe is 6 miles away.

This area of South Devon is one of the most sought after in the South West, not just for holidays but also with a well established resident community.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



Mill Mead is a stylish and individual house which stands in delightful gardens with glorious views over open countryside.

On the ground floor, bi-fold doors from the living room seamlessly link the landscaped grounds with the house. The recently fitted kitchen has high quality appliances which include a Smeg range cooker, wine fridge and boiling hot water tap; a wood burning stove with space for a sofa in front divides the kitchen from the dining area. There are two double bedrooms on the ground floor, a bathroom, shower room and door from the utility room leads into the garage.

Stairs from the generous limestone tiled hallway lead up to the first floor where there are three bedrooms, a shower room and en-suite bathroom. The main bedroom has French doors to a large decked balcony with unspoilt views over the garden to woodland beyond.

Immediately outside the house is an expansive level lawn with summerhouse and beyond a fenced paddock with large agricultural barn.

The property is accessed through two large timber electric gates between stone pillars with a pedestrian access side gate. The newly tarmacked driveway provides parking for several cars.

Mill Mead is a perfect family home and offers a wonderful lifestyle opportunity, in a much sought after location, close to the sea but not remote.

## SERVICES

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

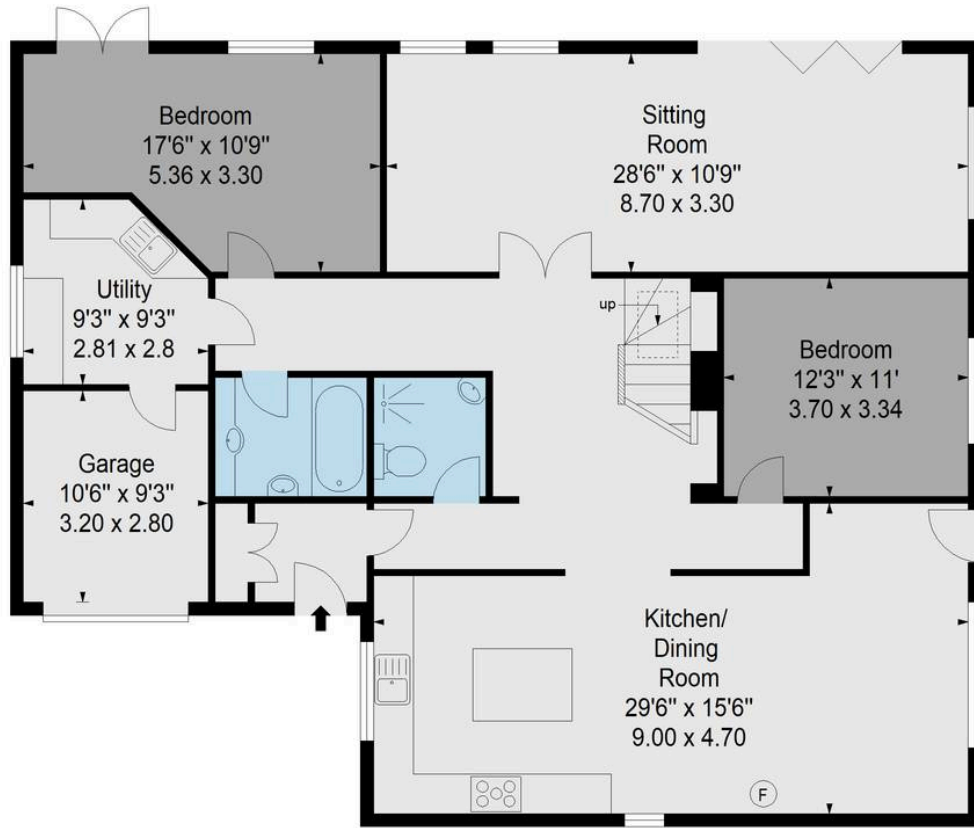
## DIRECTIONS

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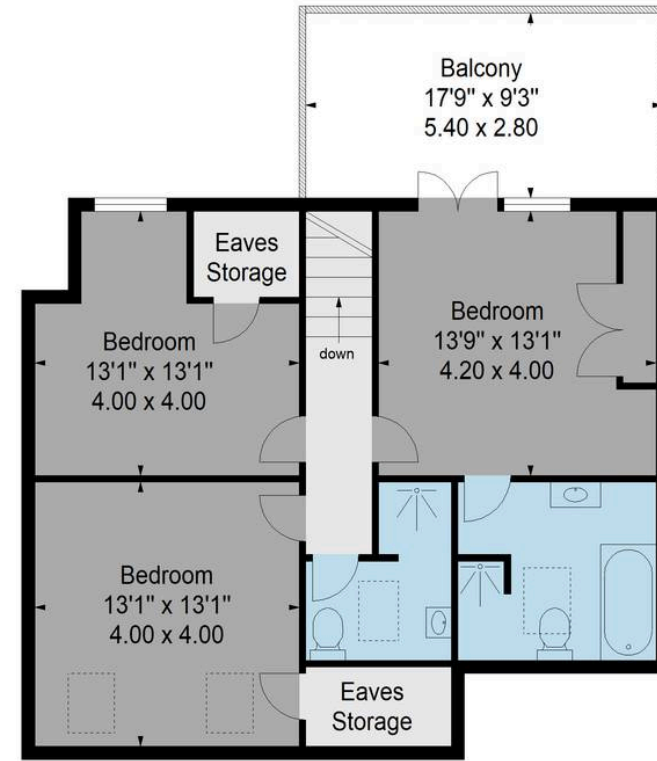




Approximate Gross Internal Area = 210 sqm / 2260 sq ft  
 (Including Eaves Storage)  
 Garage  
 Approximate Gross Internal Area = 8.9 sqm / 96 sq ft



Ground Floor



First Floor



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

# Harriet George Properties Limited

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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.