



Blanks Mill, Blanksmill Creek, Nr Salcombe

Guide Price £2,750,000

HARRIET
GEORGE



Blanks Mill, Blanksmill Creek

Nr Salcombe

- Private and peaceful setting with far-reaching views
- Studio above garage with shower room and wood-burner
- Remote controlled underfloor heating throughout
- 2 Tesla Powerwall batteries and EV charger
- Solar array (FIT payment at maximum rate)
- Delightful gardens, woodland and paddock
- Garage block, excellent parking and large agricultural barn
- Starlink WiFi
- Foreshore mooring
- In all about 7 acres

Nestled in the South Hams countryside, Blanks Mill lies on the Old Coach Road between Kingsbridge and Salcombe, making the popular sailing town, which is just 1.8 miles away, easily accessible by car, foot or bike. It is about 0.5 miles from a bus stop on A381 at Ashbys, an amenity store with butchery, garden centre and excellent coffee shop.

The house is 2 miles from the thriving town of Kingsbridge which has a friendly and active community with excellent facilities including a high street with many independent shops and cafes, leisure centre, health centre, cinema and the highly rated Kingsbridge Community College.

Blanksmill Creek, a picturesque inlet has a rare salt marsh which is an SSSI. It is a habitat for myriad waders, curlew, oyster catchers, redshanks etc and flocks of migrant birds are winter visitors. At low tide a track allows access to walk down the side of the creek to a lime kiln and beyond. The house has the only official mooring in the creek.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



Blanks Mill is approached down a tree lined drive and surrounded by its own land which affords privacy and tranquility; stunning views of the valley down to the estuary are enjoyed from the house and land. It was built by the present owners, using Heron Builders, in 2004 to a high standard with good levels of insulation and underfloor heating throughout. More recently an extensive range of smart, green technology has been installed including a solar array which produces about £2000 per year with 10 years of FIT payments left.

The ground floor accommodation flows off the double height entrance hall with galleried landing. There is a spacious kitchen dining living room, a recently refitted utility room with a porch area to the outside, a drawing room with log burner, further sitting room / office / music room and an oak framed garden room. All principle downstairs rooms are double aspect and enjoy access to the outside with views over the garden and beyond. On the first floor are four double en-suite bedrooms, three with showers and one with a bath. The roof has been designed and constructed for ease of conversion if desired.

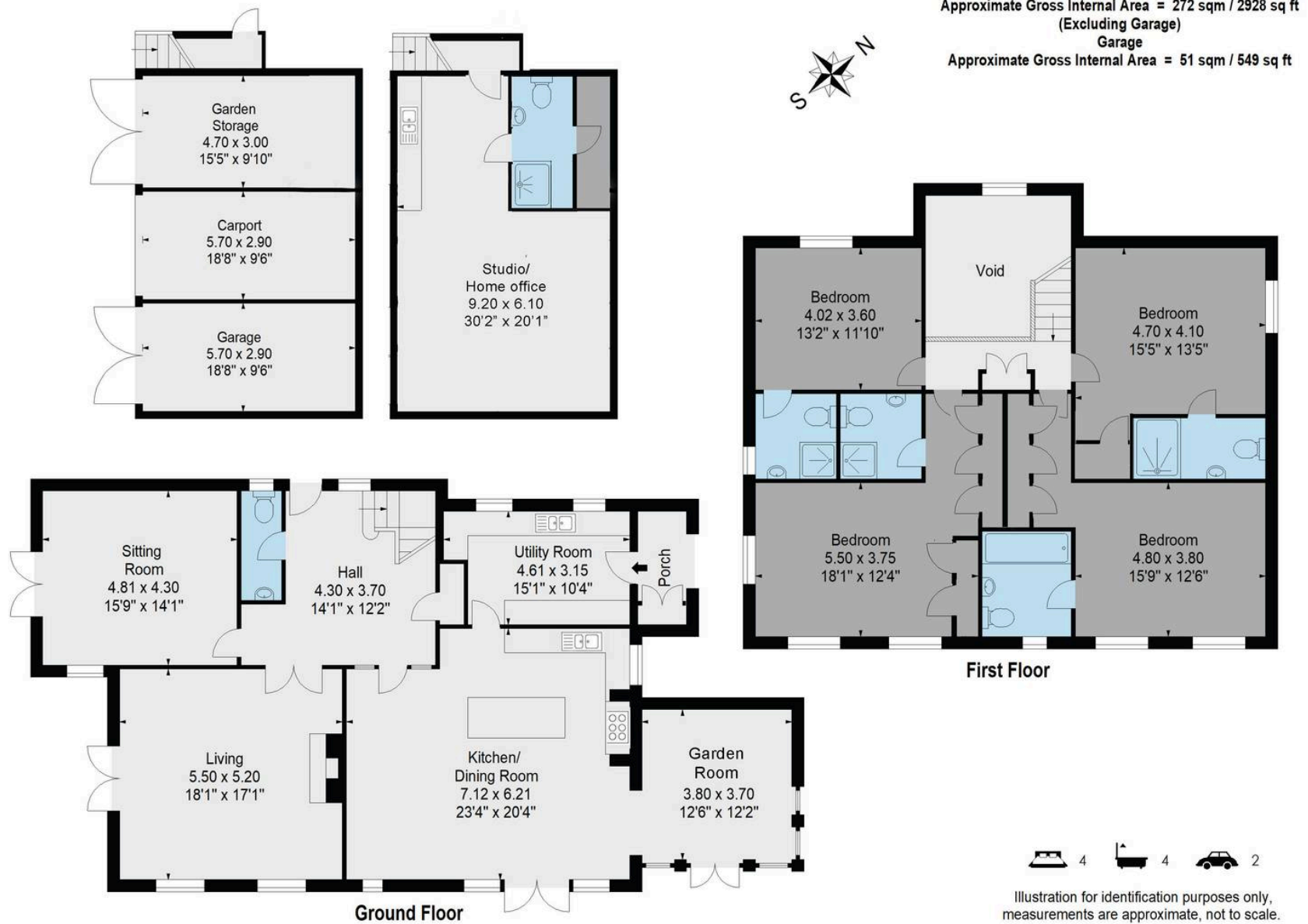
There is ample parking and a turning courtyard. The 3 bay garage with EV charger in the open middle bay has a studio with shower room above. An external dog shower abuts the garage wall.

With its own spring water supply the land (little under 7 acres) has a garden area round the house with shrubberies, specimen trees, herbaceous borders, gazebo, greenhouse and pergola, flowing into orchards, a large productive asparagus bed, vegetable garden and raspberry canes. The rest of the land is used as amenity for the house with woodland; rough grass with native wild flowers annually topped to encourage wild life; cut pathways meander through to give access. In the past the garden opened regularly for charity.

Tucked away on the land is a large barn 20m x 18m which is presently used as a shed and log store. It has the potential to be converted for stabling, car collection or housing boats.







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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.