

KITTIWAKE SOUTH MILTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

KITTIWAKE

Description

This stunning new build property has been thoughtfully designed for ease of modern living combining generous living space arranged over two floors covering just over 2.200sq.ft (excluding the garage) with style and sophistication.

The property boasts a high level of energy efficiency features including an air source heat pump, solar photovoltaic panels and an 22kw electric vehicle charging point, resulting in an excellent EPC rating of Band A. The property also benefits from fibre broadband connectivity and is covered by a 10-year new build warranty valid from the date of completion.

A covered entrance porch leads into a striking double-height reception hall, creating an immediate sense of space and light. Off the hall are stairs to the first floor with built-in cloaks cupboard below. The principal living area is arranged around a superb, dual aspect, open-plan kitchen and dining room fitted with modern units, Neff integrated appliances, quartz work surfaces and a breakfast bar. French doors from the dining area open directly onto the terrace and garden, making this an ideal space for entertaining and family living. A separate sitting room provides a bright and comfortable reception area, with French doors flanked either side by windows allowing uninterrupted views to the garden and natural light to flood in. Additional ground floor rooms include a study, which could alternatively serve as a fifth bedroom, together with a sizeable shower room, utility room and plant/store room which can also be accessed from a side door.

On the first floor are four double bedrooms, two with en-suite shower rooms and a family bathroom, all of which balance high-end aesthetics with practical, everyday functionality.

Outside

The property is approached via a private driveway serving the small development. To the front is a level lawned area bound by timber fencing and gate, side access to the garden, a garage with electric up and over door and access to the garden at the rear along with ample parking and a 22kw electric vehicle charging point.

The large rear garden is a real delight, it's mainly laid to lawn and includes a good-sized terrace and decking area ideal for al fresco dining, entertaining or just relaxing and enjoying the garden whilst listening to the stream which runs through and is crossed by a charming wooden footbridge, adding an attractive natural feature to the setting.

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 - funnels.hammocks.inched

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

Kittiwake, 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 electric car charging point. Underfloor heating is installed on the ground floor, wall mounted radiators on the first floor. 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: 95, Potential: 106

Council Tax - Band G

Tenure - Freehold

Authority

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

Key Features

- Stunning new build family home
- Approximately 2090.sq ft of accommodation (excluding garage)
- Bespoke design, high end materials, quality finishes
- Well-equipped kitchen with Neff appliances and quartz worktops
- Spacious sitting room
- Utility room and plant room/store
- 4 double bedrooms + study (5th bedroom)
- 2 en-suite's, family bathroom, shower room
- Large lawned garden with terrace, decked seating area and bridge over stream
- Garage, parking, 22kw electric vehicle charging point
- 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. Sale home furniture is not included in the sale 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



Main area: Approx. 206.0 sq. metres (2216.8 sq. feet)
Plus garages, approx. 19.1 sq. metres (205.7 sq. feet)

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Newton Ferrers
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Salcombe
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Lettings
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