



## The Cottage, South Milton

In Excess of £695,000

HARRIET  
GEORGE

# The Cottage

South Milton, Kingsbridge

A newly renovated cottage with delightful gardens and excellent parking, in one of the South Hams most popular villages.

South Milton, renowned for its friendly community, is 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, together with pub, post office/general stores, church, 18 hole cliff top golf course and highly regarded primary school is close by.

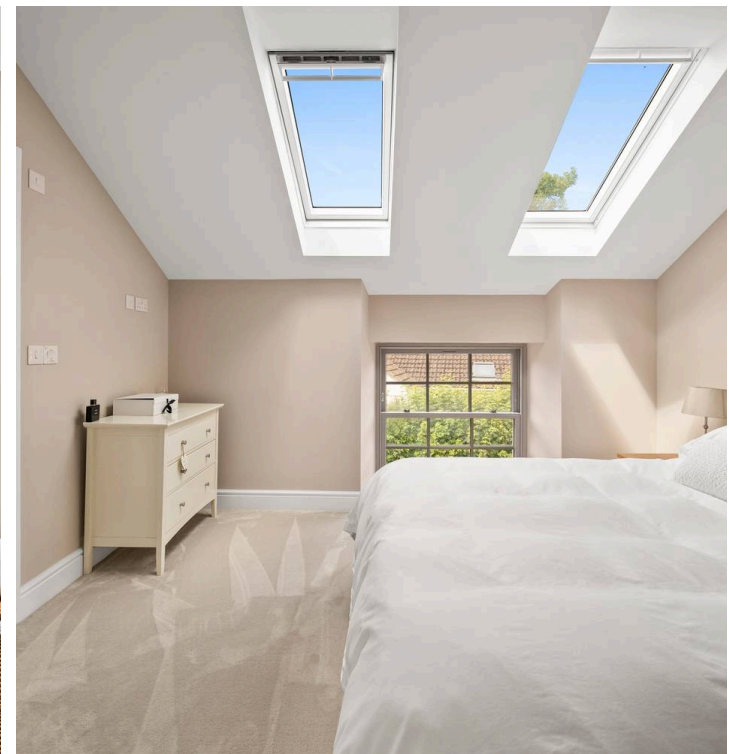
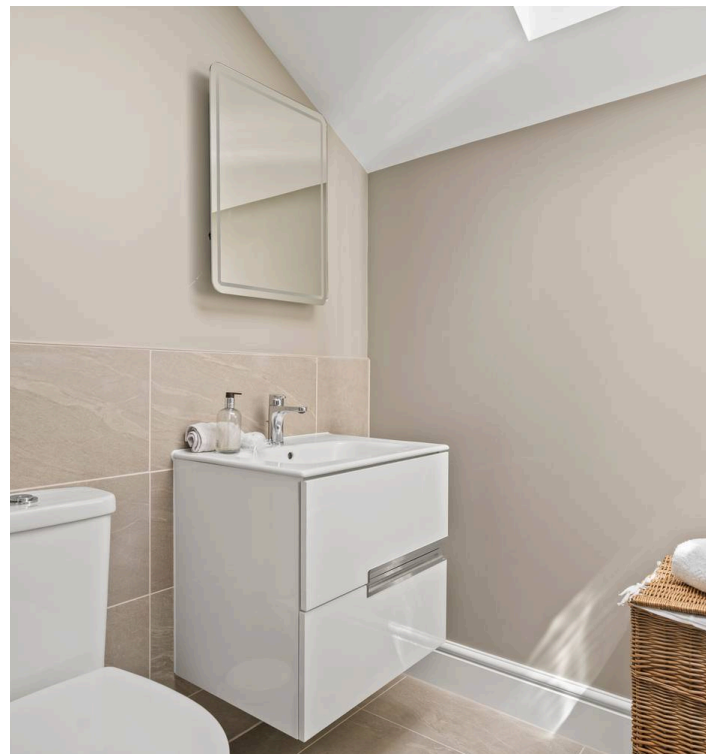
Salcombe, with its picturesque estuary renowned for its sailing and sandy beaches is approximately 4 miles away.

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.

Council Tax band: F

Tenure: Freehold

EPC Rating: E



The current owners have extensively and sympathetically renovated the property creating a stylish and impressive home which is immaculately presented throughout.

The useful entrance porch opens into the kitchen which has an abundance of natural light with vaulted ceiling and three velux roof lights. There are shaker style units with integrated appliances and a wine cooler; sliding doors from the dining area lead out to a delightful courtyard enclosed by an historic stone wall. A crittal screen with double doors separates the spacious sitting room with wood burning stove from the kitchen area and there is a bedroom with shower room adjacent on the ground floor.

There are two double bedrooms on the first floor, one has an en-suite shower room and there is a family bathroom.

The stream bordered gardens are generous for a village home, mainly laid to lawn with planted borders and there is a shed with power. Electric gates provide access to the driveway with parking for several vehicles.

The Cottage is an exquisite property in a much sought after location and viewing is highly recommended to appreciate the quality and meticulous attention to detail.

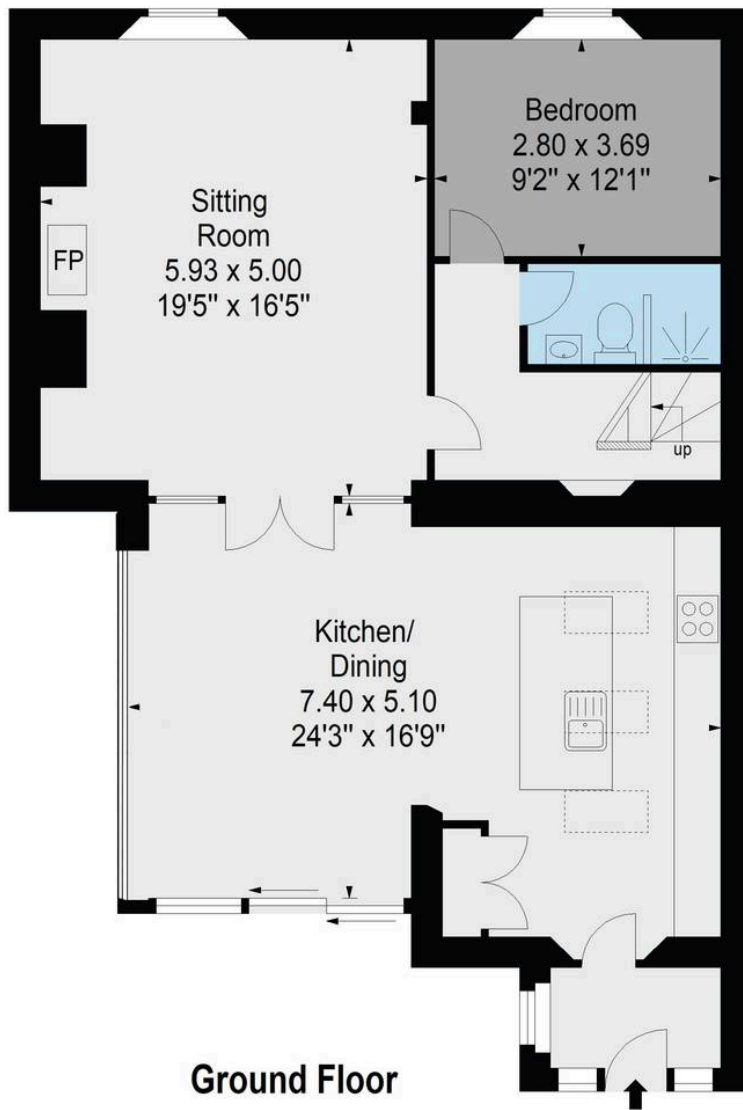
### **SERVICES**

Mains water, drainage and electricity. Underfloor heating to ground floor. Remote control electric heating.

### **DIRECTIONS**

From Kingsbridge take the A381 towards Salcombe and after about 2 miles turn right signposted South Milton. Proceed towards the centre of the village and the gated driveway for The Cottage will be found on the right hand side, just before the village hall.





Approximate Gross Internal Area = 144.37 sqm / 1554 sq ft

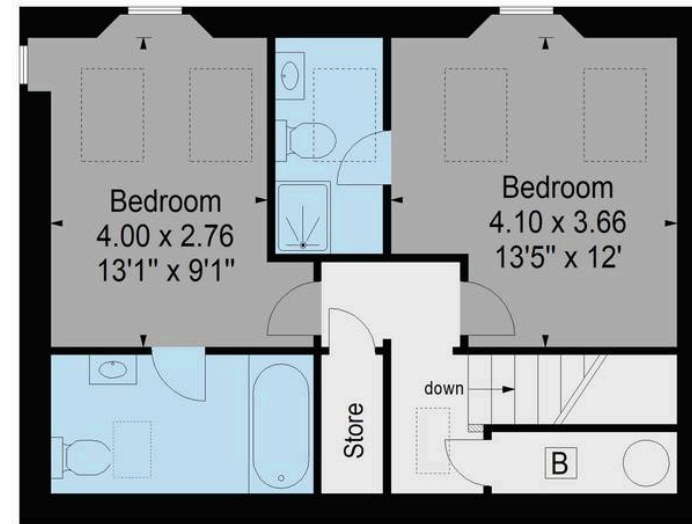


Illustration for identification purposes only,  
measurements are approximate, not to scale.

# 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.