



Millers Cottage,
South Milton

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Kingsbridge, TQ7 3JL

The beaches 1 mile Thurlestone 2 miles Kingsbridge 2.5 miles Salcombe 4

- 23ft sitting room
- Well-fitted kitchen
- Charming garden room/study
- Three double bedrooms
- Extensively tiled bathroom
- Garage
- Additional parking
- Delightful sunny garden

Guide price £499,950

SITUATION AND DESCRIPTION

South Milton is a pretty village just a mile or so from the beaches at Thurlestone and South Milton Sands. Thurlestone village has its own general stores and post office, hotel offering leisure facilities, and 18 hole links golf course. The renowned estuary town of Salcombe is only 4 miles away whilst Kingsbridge, with its further range of shops, services and amenities is less than 3 miles distant.

Miller Cottage is situated on a quiet lane, which is a no through road, and having an elevated position has lovely views over the village of South Milton. It has the advantage of parking and a garage as well as a pretty secluded garden. The main living room faces south and has attractive views. The property has been extended to create an extra reception area and it is believed that the foundations of this room are built to the required standard for a further bedroom to be built on the first floor.

The property is of traditional construction, finished with predominantly rough-cast rendered external elevations, off-set by slate-hung elevations to part of the rear, beneath a slate roof.

PLEASE REFER TO THE ATTACHED FLOOR PLAN AND THE ACCOMMODATION COMPRISES:

Steps lead up from the entrance drive at the front to a part-glazed timber door which opens to the:-

ENTRANCE HALL: From here, stairs descend to ground floor. Access to loft space with pull-down ladder. Airing cupboard with factory lagged hot water cylinder and slatted shelving.

BEDROOM 1: A dual aspect room with delightful views across to South Milton Church and the surrounding countryside.

The **SECOND BEDROOM** is a further dual aspect double bedroom with pleasant rural aspect whilst **BEDROOM 3** has a window to the front aspect. The **BATHROOM** is extensively-tiled and has a suite in white comprising



A beautifully-presented detached cottage with delightful, private garden in a quiet location close to the beaches etc.





panelled bath with Mira over bath shower unit and hand-held shower attachment, wash basin and WC. Vinyl floor.

GROUND FLOOR

INNER HALL: with storage cupboards. From here, doors lead to the sitting/dining room and:

PART TILED CLOAKROOM: With wash basin and WC. Vinyl floor.

SITTING/DINING ROOM: A particularly light and airy room with south east facing window and French doors opening on to the rear garden and with delightful views beyond. Feature fireplace with solid fuel wood burner and slabbed hearth. Carpeting to sitting area whilst the dining area has hand-made terracotta floor tiles. Double opening doors to the GARDEN ROOM/STUDY and feature archway from the dining area to:

KITCHEN: Well fitted and equipped with an excellent range of cream coloured units with 1.5 bowl sink with adjoining quartz work-surfaces and ample soft close cupboards and drawers under and tiled splashbacks. Built-in Neff oven and four-burner ceramic hob with extractor hood over. Matching terracotta tiled floor. Windows to front and side aspects and door to side.

GARDEN ROOM/STUDY: A bright and sunny room with high, part-sloping ceiling and door to side as well as two sets of French doors opening to rear garden and terrace. Wood laminate floor.

OUTSIDE:

To the front of the property is a brick-paved driveway providing hard-standing for two cars and access to the:

GARAGE: With up and over door, power and light connected and cold water tap.

Alongside the drive is a stone outbuilding, divided into two, one part housing the oil storage tank and the other a wood store. There is a further storage area beneath steps which lead to the front door.

Pathways lead on either side of the house to the rear.

Immediately to the rear of the house is an extensive and particularly private paved terrace with a decked area alongside. Beyond the terrace is the garden which is mainly lawned but with numerous mature shrubs and there are delightful views from the garden over the village and surrounding countryside.

SERVICES:

Mains water (metered) drainage and electricity. Oil-fired central heating and hot water, via externally located Grant boiler. Ample telephone and TV aerial points throughout.

TENURE:

Freehold.

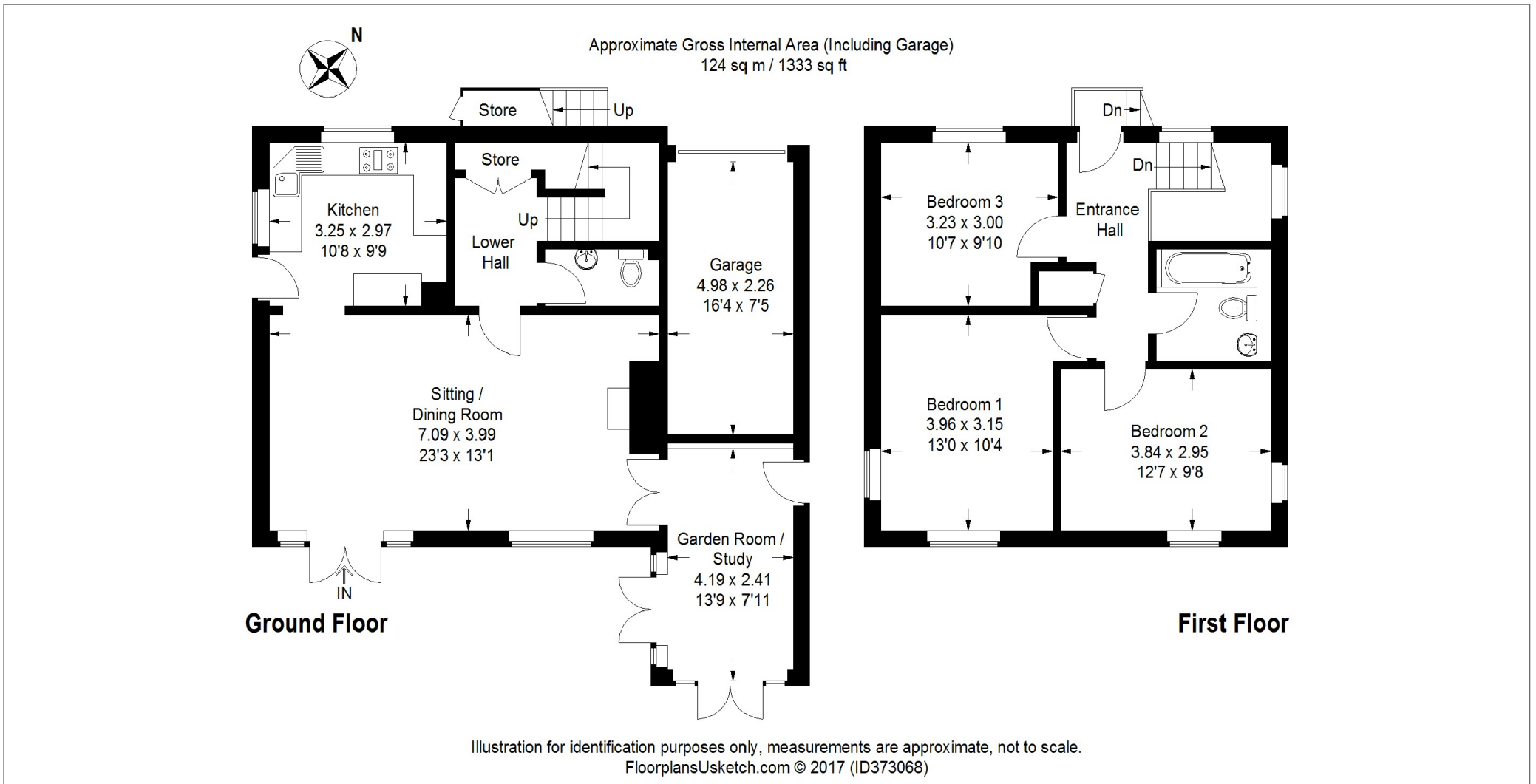
VIEWING:

By appointment please through Stags (Kingsbridge office). Tel 01548 853131.

DIRECTIONS:

From Kingsbridge, take the A381 towards Salcombe. Pass through West Alvington and, after a mile and a half, turn right signed South Milton and follow this road into the village. Pass the Church on the right hand side and then take a sharp right, signed No through road. Millers Cottage will be found some 350 yards or so down this road on the right hand side.





These particulars are a guide only and should not be relied upon for any purpose.



Stags
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