



South Milton

Guide Price £425,000 Freehold

A house with a view. This detached family home in a commanding but quiet position on the outskirts of a popular village has panoramic views over open countryside, and the more distant sea and sandy beaches which are about three minutes drive along a quiet lane.

This light and airy property with attractive slate, bell roof comprises a porch, two reception rooms, kitchen, cloakroom, utility room, three bedrooms and a family bathroom. Outside is a garage and gardens to front and rear.

The popular village of South Milton is conveniently located between Kingsbridge and Salcombe. The South West Coastal Path and several delightful sandy beaches are just a mile away. The village boasts a beautiful church and an active community based around the village hall offering many leisure and social activities to suit all the family. There is also a bus service through the village to Kingsbridge and Salcombe.



From the slightly elevated front garden, a partly glazed front door leads to a porch with windows to the side and a further glazed door leading to the

Sitting Room 4.4m (14'5") x 4.2m (13'9") Into Bay

A light and airy room with south facing bay window giving wonderful views over open countryside, a multifuel stove and two radiators. A wide opening leads through to the

Dining Room 4.42m (14'6") x 4.3m (14'1") Into Bay

With a second bay window, this spacious room shares the views of the sitting room. There are also two attractive round windows in the alcoves and glazed double doors which lead to the

Kitchen 4.04m (13'3") x 3m (9'10")

This has a window to the side elevation and is fitted with an attractive range of light timber effect wall and floor units with granite effect roll edge work surfaces, one and a half bowl stainless steel unit, tiled splashbacks, ceramic hob with extractor hood, double electric oven, microwave and integrated dishwasher. A cupboard houses the oil fired boiler providing domestic hot water and central heating. There is also a radiator and space for a small table. A door leads to the inner lobby and stairs and another to the

Utility Room

A short passage leads from the kitchen door to the utility area with Belfast sink and drainer, worktop with space below for washing machine and drier. A useful area for coats, boots and other storage. Natural daylight is provided by a polycarbonate roof.

Inner Lobby

A useful area with coat rail, stairs to the first floor, under stairs storage, smoke detector and door to the

Cloakroom

With obscured window, pedestal wash hand basin with tiled splashback, WC, radiator and towel ring.

Staircase and landing

The staircase has windows to two aspects and the landing has a smoke detector and access to the loft space which has a skylight.

Bedroom One 4.8m (15'9") x 3.6m (11'10") To Wardrobe

Glass to almost the entire south facing wall gives a 180 degree panoramic view over open countryside, from the village in the east to the sea in the west. There are also a pair of fitted wardrobes with dressing table and mirror, radiator, TV and telephone points.



Bedroom Two 4.4m (14'5") x 3.3m (10'10")

A second double bedroom with windows to two aspects allowing great views, built in wardrobe, radiator and a slightly raised platform for the bed. This could be easily removed if required.

Bedroom Three 2.9m (9'6") x 2.7m (8'10")

A double bedroom with a bay window to the side, overlooking the garden and view beyond, radiator and airing cupboard with hot water tank and shelving.

Bathroom

A fully tiled bathroom with window to the rear, panelled bath with Mira electric shower over, pedestal wash hand basin, WC and heated towel rail/radiator.

Garage

The spacious garage is open fronted with power and light and a parking space to the front.

Outside

The property is slightly elevated from the road and approached through an iron gate by six steps. A paved terrace leading to the front door spans the front of the house and the garden extends to the side and rear with lawns, paths and steps leading to a seating area, flower and shrub beds and the central heating oil tank. Over the garage is a large roof terrace ideal to enjoy al fresco dining and the local views.

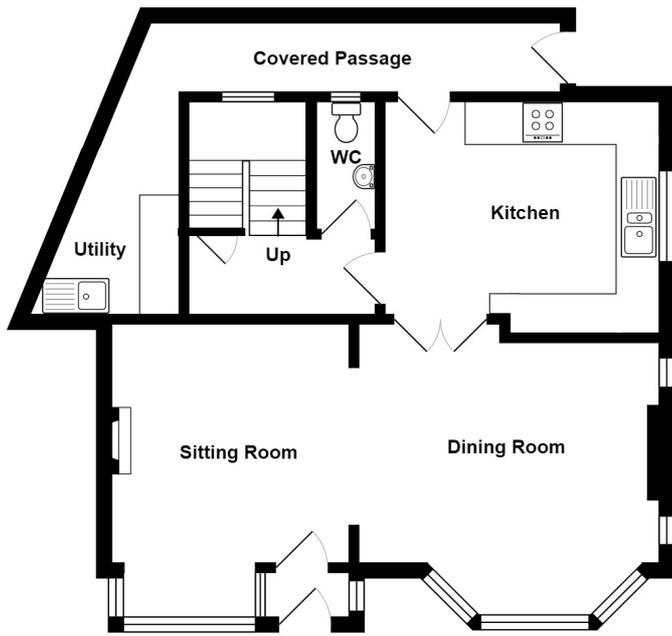
Services

Mains water, drainage and electricity.

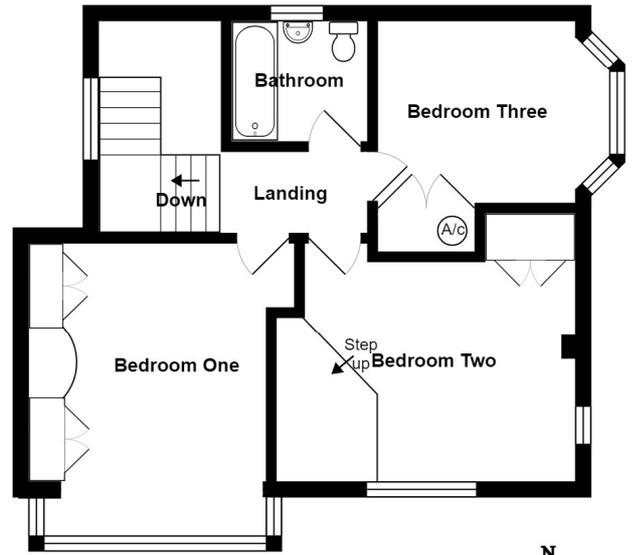
Council Tax

Council Tax Band F





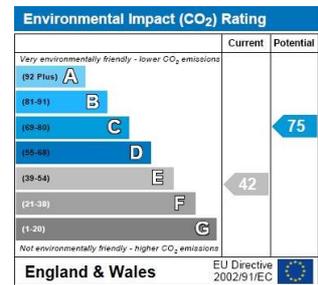
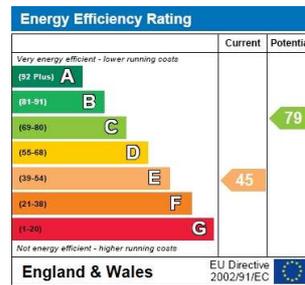
Ground Floor



First Floor



Total Area: 123.4 m² ... 1328 ft²



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.