



Marlin • South Milton





Marlin

South Milton • TQ7 3JQ

Experience the charm and opportunities of Marlin

Salcombe 4.9 miles | Kingsbridge 4.4 miles | A38 Devon Expressway 17.3 miles | Totnes 15.7 miles
(London Paddington 2 hours 5 minutes) (all distances and times approximate)

Marlin

Ground Floor

Entrance hallway | Open plan dining/ sitting room | Kitchen | Bedroom | Access to workshop and garage | W/C | Utility

First Floor

Two bedrooms | Bathroom

Annexe

Ground Floor

Open plan kitchen/ dining/ sitting room | W/C | Utility

First Floor

Two bedrooms | Bathroom

External

Large lawned gardens | Decked terrace | Driveway parking for multiple vehicles and boat storage | Rear tiered lawns with distant views of the sea from the summit | Double garage | Large workshop

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Marlin stands as a charming family abode nestled in the picturesque village of South Milton. This detached property, meticulously designed and constructed by its current owners, offers an ideal dwelling for either multi-generational living or as a unified residence. Presently configured into two separate areas, featuring 3 and 2 bedrooms respectively, it could easily be amalgamated into a delightful 5-bedroom dwelling.

The primary residence boasts an inviting entrance hallway leading to a spacious living room adorned with a large bay window offering picturesque views of the church and countryside with a cozy log burner. This connects seamlessly to the dining room, while a downstairs bedroom, kitchen with access to the rear garden, and outbuildings complete the ground floor.

Ascending the stairs reveals a landing, bathroom, airing cupboard, double bedroom and a master bedroom replete with built-in wardrobes and eaves storage, offering breathtaking vistas of the village.

Adjacent to the main house, a series of outbuildings which can be accessed from the kitchen includes a utility cupboard, separate toilet, log store, large workshop, and double garage provide ample storage and utility space.









The Annexe at Marlin

The annexe is characterized by a generously proportioned, L-shaped open-plan kitchen, dining, and living area with direct access to the rear garden. Additionally, it features a utility room and a downstairs toilet, while the upper floor comprises two double bedrooms and a spacious family bathroom. Connectivity between the properties is facilitated, allowing for seamless integration if desired.

Garden and Grounds

Discover enchanting outdoor spaces at Marlin, where a tiered rear garden beckons with its landscaped beauty, complete with a tranquil pond, a lush lawned strip, and majestic mature trees perfect for children's tree swings. Ascend to the garden's summit for countryside and distant sea views

Externally, Marlin is enveloped by its well-maintained gardens, featuring a sizable front lawn and a raised decking area with shed, offering serene outdoor living spaces. Side access leads to a tiered lawn area, affording distant views of the sea from the summit. Marlin is well presented and presents a myriad of opportunities for the discerning buyer.

Parking dilemmas are a thing of the past with Marlin's convenient amenities. A carport adjacent to the annexe and a spacious private driveway ensure ample parking for multiple vehicles and even boat storage. Meanwhile, the front garden, facing south and boasting vistas of the nearby church, invites relaxation with its verdant lawn, charming flower beds, and an elevated decking area.

Designed for multi-generational living, Marlin offers a sought-after living arrangement, perfect for sustaining family connections. Whether you choose to continue this lifestyle or reimagine the property into a spacious 5-bedroom home, the possibilities are endless. Alternatively, the annexe presents an enticing investment opportunity for those seeking versatility.

Strategically situated within close proximity to the beaches of South Milton Sands and Thurlestone, as well as local amenities such as pubs and award-winning beach restaurants, Marlin also offers convenient access to recreational facilities such as golf courses and tennis courts. Furthermore, it is just a short drive away from the bustling towns of Kingsbridge and Salcombe.









South Milton



South Milton, a beloved village in the South Hams, boasts not only a friendly community but also easy access to various attractions. Its heart lies in the tight-knit community, fostering local events and camaraderie including regular pub nights in the village Hall. The award-winning restaurant, The Beach House, where patrons relish exquisite cuisine amidst stunning seaside views is situated at South Milton Sands. Adding to the culinary delights is the pop-up sensation, Rock Box, renowned for its mouthwatering burgers and freshly made pizzas. Meanwhile, the picturesque National Trust South Milton Sands beckons with its golden sand and crystal waters.

Exploring the area reveals a network of footpaths and bridleways, guiding wanderers over cliffs to scenic spots like Hope Cove or Bantham along the River Avon. Just a stone's throw away, Thurlestone village offers an array of amenities including an 18-hole golf course, a Post Office/general store, and a renowned 4-star Hotel and Village Inn.

South Milton's allure extends beyond its borders, with the sailing haven of Salcombe a mere five miles away and the market town of Kingsbridge a short drive way. The town provides a fantastic range of local and independent shops, restaurants, pubs, two supermarkets, a cinema, a leisure centre with swimming pool, medical centre, community hospital, schooling and churches all whilst retaining a small town feel with a strong community.

Whether basking in the beauty of nature or enjoying the vibrant community spirit, South Milton promises an idyllic blend of coastal living and rural charm.

Tenure: Freehold

Council Tax Band: Marlin- E

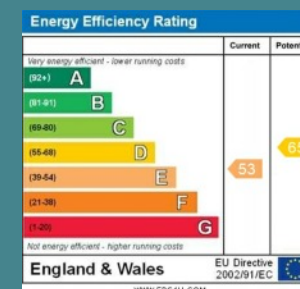
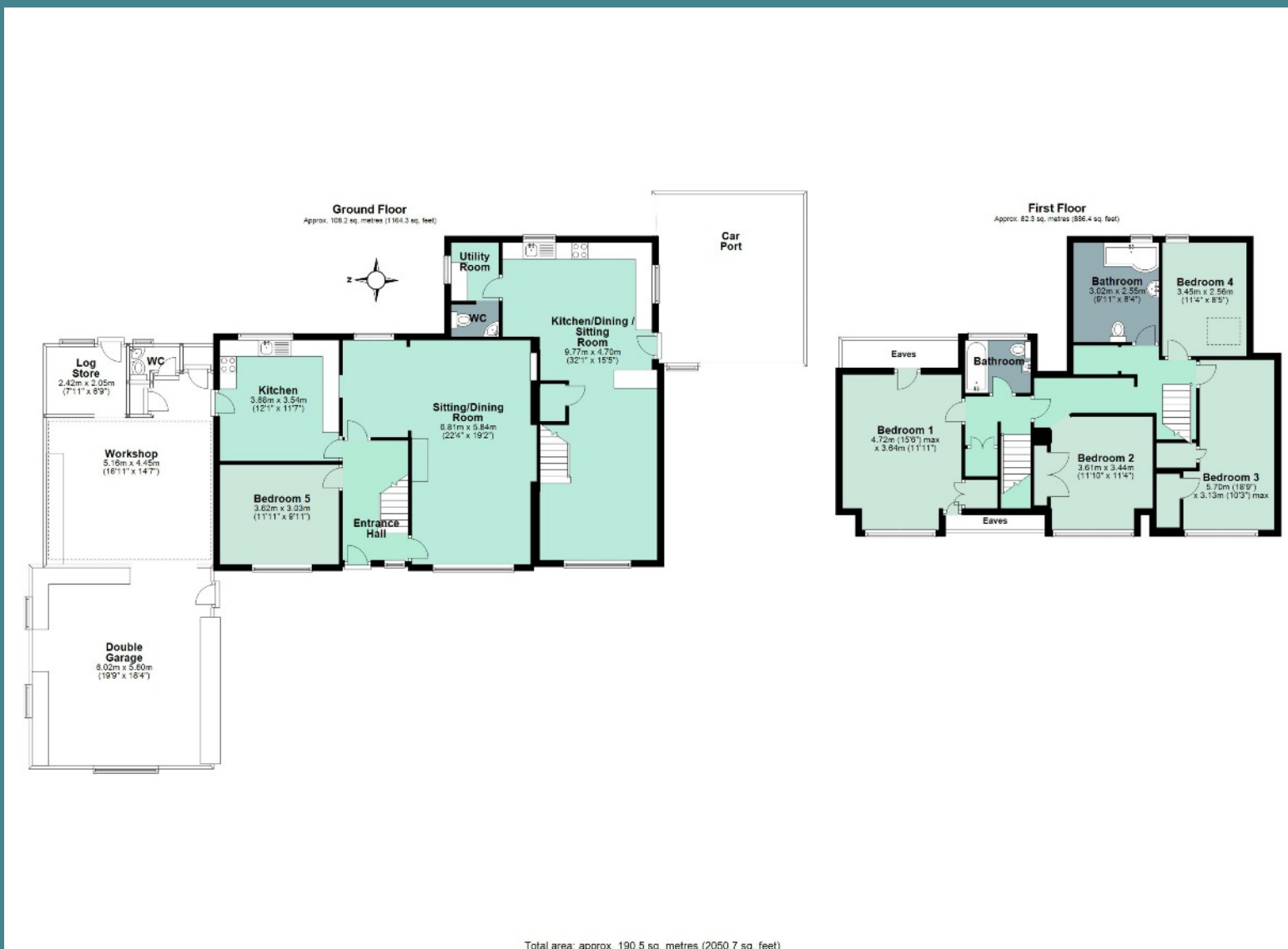
Annexe- A

Local Authority: South Hams District Council

Services: Main electricity, water and drainage. LPG Calor Gas heating and electric heating, Solar water panels.

Directions: As you come into South Milton, continue through the village passing the village hall on your right, continue a couple hundred yards and driveway for Marlin will be on your right hand side.

Viewings: Very strictly by appointment



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