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DUNLIN
SOUTH MILTON • TQ7 3JQ

DUNLIN

GROUND FLOOR

Entrance Hallway | Open-Plan Kitchen/ Dining/ Living Room | Utility |
Study/Bedroom 4 | Bedroom 1 With En-Suite Shower Room | Bedroom 2 | Family
Bathroom | Bedroom 3 | Plant Room

EXTERNAL

Garage | Driveway Parking For Multiple Vehicles | Lawned Garden | Wrap Around
Patio And Raised Patio

SUSTAINABLE LIVING

EPC: A | Air Source Heat Pump | Solar Panels | Electric Car Point





“ An impressive single storey 3/4 bedroom property with open plan living”...

Dunlin is an energy-efficient, single-storey detached home designed to combine comfort, functionality, and sustainability. The property opens with a spacious entrance hallway, leading to an impressive open-plan kitchen, living, and dining area. This central living space features a vaulted ceiling, creating a bright and airy atmosphere. The kitchen is equipped with fully integrated Neff appliances and Silestone (quartz) countertops. Two sets of doors open directly to the patio, seamlessly connecting indoor and outdoor spaces.

Adjacent to the main living area, a versatile study offers flexibility as a home office or a potential fourth bedroom. A separate utility room provides additional storage, space for a washing machine, and a side door for easy outdoor access.





The property includes three well-proportioned bedrooms, all with high ceilings. Bedroom 1 features an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Additional features include a plant room, loft access from the hallway, and underfloor heating throughout for consistent warmth and comfort.

- Energy efficient with EPC A
- 3 spacious bedrooms with study/bedroom 4
- 10 year build warranty
- Walking distance to beach, golf club and Thurlestone
- Garage and driveway parking

Externally, the property offers an integral garage with an electric door, rear garden access, and driveway parking for up to three vehicles, including a fast 22KW electric car charging point. The rear garden is thoughtfully landscaped, with a wrap-around patio, lawned area suitable for a vegetable patch, and a south-facing raised terrace, ideal for enjoying sunlight throughout the day.

This home is designed for efficiency, equipped with an air-source heat pump, solar panels, fibre broadband and an impressive EPC rating of A. It suits a variety of uses, including as a main residence, a lock-up-and-leave retreat, or an investment property. Each property benefits from a 10-year Build-Zone warranty (from build completion).





SOUTH MILTON

Situated within the South Hams Area of Outstanding Natural Beauty, one of Britain's finest protected landscapes. The proximity to golden sandy beaches and a vibrant community makes Wakeham Farm a prime location. Nestled in the heart of South Milton village, these homes offer both seclusion and convenience with a private driveway leading to the estate and adjacent parking. Enjoy countryside walks and coastal living with a short stroll to South Milton Sands.

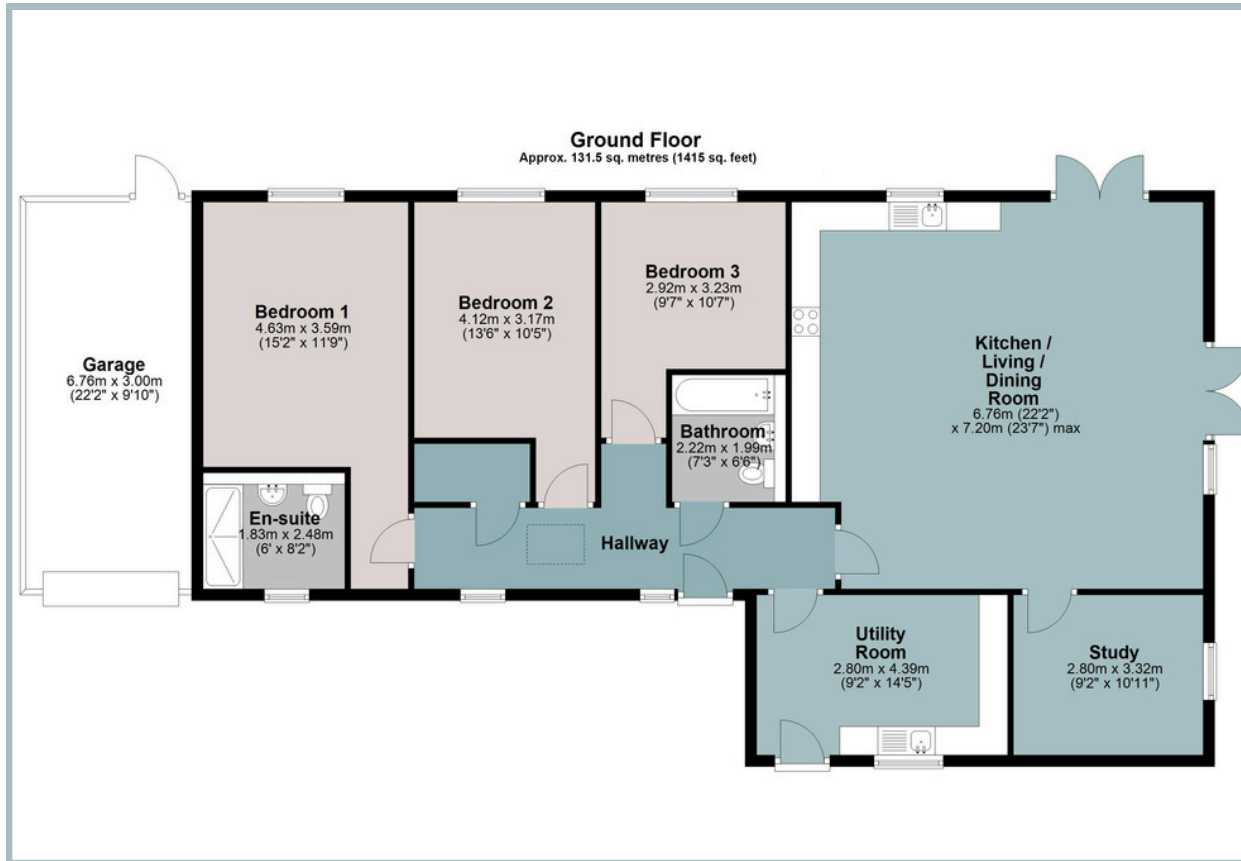
Your home will be just minutes from the nearby village of Thurlestone, which boasts an 18-hole golf course on the South West Coast Path, tennis clubs, the awardwinning spa at Thurlestone Hotel, a village inn, shop and post office.

Head towards South Milton Sands to find The Beach House, a laid back foodie destination just yards from the beach. In the summer, enjoy beach activities and pop-up Rock Box events. Less than 5 miles away is Salcombe, the well renowned coastal town, offering fantastic eateries, sailing and yacht clubs, sandy beaches, and a picturesque harbour. A short drive to the bustling market town of Kingsbridge, with its friendly atmosphere and wide range of independent traders, national retailers and numerous amenities. South Milton is perfect for those seeking a semi-rural lifestyle, conveniently close to beaches and town life. It is only 30 minutes from the A38 Devon Expressway and Totnes Train Station.

Salcombe 4.9 miles - Totnes 15 miles (Railway link to London Paddington) - Kingsbridge 3.5 miles



TOTAL APPROXIMATE AREA: 1415 SQ FT 131.5 SQ METRES



Tenure: Freehold

Council Tax Band: TBC

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Air Source Heat Pump (ASHP), Solar PV Panels, Fibre Broadband, 22KW car charging point.

Service Fee: TBC

EPC: A

Viewings: Very strictly by appointment only

Directions: As you enter the village of South Milton, drive through passing the village hall on your right hand side. A couple hundred yards you will see a sign on your right hand side of Wakeham Farm. Drive up into the estate and you will find the new homes on your left hand side.

What Three Words: ///wound.montage.helpfully

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