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OLD ORCHARD

SOUTH MILTON • TQ7 3JZ

OLD ORCHARD & LITTLE ORCHARD

GROUND FLOOR- OLD ORCHARD

Entrance Hall | 3 Bedrooms | Family Bathroom | Sitting Room | Kitchen/Dining Room | Utility Room

LOWER GROUND FLOOR- LITTLE ORCHARD

Bedroom | En-suite Shower Room | Kitchen/ Sitting / Dining Room

EXTERNAL

Driveway With Ample Parking | Garage With Planning Permission | Front Garden Laid To Lawn | Rear Garden Laid To Lawn | Patio | Sun Terrace





“A beautifully presented detached property with self contained apartment”...

Welcome to Old Orchard, a charming property located in the picturesque village of South Milton. As you step into the home, you are greeted by an open and airy entrance hall that sets the tone for the spacious and light-filled interiors that follow.

- Three generously sized bedrooms
- Light and spacious living room with floor to ceiling window overlooking the garden
- Driveway with ample parking and large store
- Well manicured garden with two patio areas
- Modern self contained annex
- Previously utilised as a successful holiday let
- Short drive to the renowned South Milton Sands





The property boasts three generously sized bedrooms, each bathed in natural light from large windows. Two of the bedrooms come with built-in storage, offering ample space. Adjacent to the bedrooms is the family bathroom, which features a shower over the bath for convenience. The heart of the home is the impressive living area, which features a stunning wall-to-ceiling window overlooking the garden. This space is enhanced by a cozy log-burning stove, perfect for those cooler evenings. A door from the living area provides direct access to the beautifully landscaped garden. The kitchen/dining room is well-appointed with both wall and floor cupboards and includes an Aga stove, adding to the home's rustic charm. Beyond the kitchen is a practical utility room, which also has access to the garden. The garden itself is a delightful retreat, featuring a patio area, a large lawn with a second patio at the top of the garden, a pond, and numerous planted areas filled with vibrant flowers.

Descending the stairs from the front door and around the property, you will find Little Orchard, a self-contained apartment. This unit is perfect for guests and holds potential for holiday rentals (subject to planning). It features a stable door entrance, an open-plan living area with a modern fitted kitchen, a bedroom, and a contemporary en-suite shower room. Additionally, the property includes a substantial garage with planning permission (2691/23/HHO) located on the driveway, which provides ample storage space. The driveway can accommodate multiple vehicles, and the property sits on a 1/2 acre plot. Old Orchard has been successfully used as a holiday let, thanks to its prime location just 0.8 miles from the renowned South Milton Sands. You can enjoy a walk along an off-road footpath or a short drive to the beach. Situated in an Area of Outstanding Natural Beauty—Old Orchard is not within the conservation area of South Milton. This property offers a unique combination of spacious living, charming features, and a fantastic location, making it an ideal choice for those seeking a serene and versatile home.



SOUTH MILTON

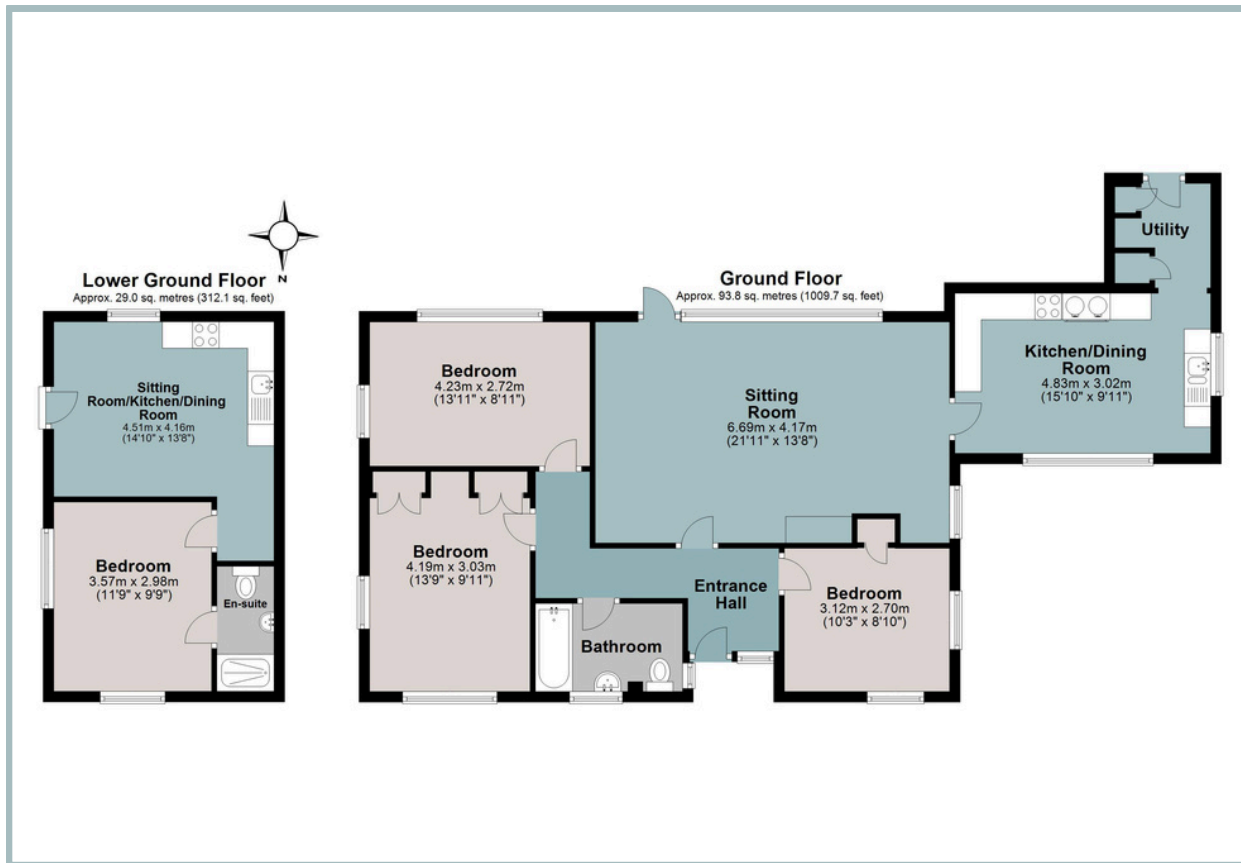
South Milton, a beloved village in the South Hams, boasts not only a friendly community but also easy access to various attractions. Its heart lies in the tight-knit community, fostering local events and camaraderie including regular pub nights in the village Hall. Rated the No. 1 Best Beach Shack in the 2023 Condé Nast Traveller Awards, The Beach House at South Milton Sands offers patrons the chance to relish exquisite cuisine while enjoying stunning seaside views.. 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.

Salcombe 4.9 miles Kingsbridge 4.4 miles Totnes 15.7 miles (Railway link to London Paddington) -
Dartmouth 17.2 miles





TOTAL APPROXIMATE AREA: 122.8 SQ METRES 1321.8 SQ FT



Tenure: Freehold

Council Tax Band: F

Local Authority: South Hams District Council

Services: Mains electricity, water and private drainage. Use of multi-fuel central heating.

EPC: Current F (28) Potential C (69)

Viewings: Very strictly by appointment only

Directions: As you come into South Milton, take the first left turn towards South Milton Sands. Continue on this road and the property will be on your left with Old Orchard sign posted on the gate.

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113 FORE ST, KINGSBRIDGE TQ7 1BG

kingsbridge@charleshead.co.uk

01548 852 352

www.charleshead.co.uk