

Brookmead, South Milton, Kingsbridge, Devon



A detached bungalow, situated in a **secluded and charming** setting, with lovely gardens bordered by a pretty stream. Three bedrooms, garage, and parking. Walking distance to the beach.

Summary of accommodation

Entrance hall | Sitting/dining room | Kitchen/breakfast room | Three double bedrooms en suite bathroom to main bedroom | Further shower room

Outside: Gardens | Garage | Driveway and parking for two vehicles

Gross Internal floor Area 1,225 sq ft (114 sq m)

Distances

South Milton Sands 1.5 miles (30 minute walk), Kingsbridge 3 miles, Salcombe 4 miles
Totnes 15 miles (All distances are approximate)

The location

The South Hams is arguably one of the most sought-after waterfront locations in the UK with an uncommonly temperate climate and golden beaches. South Milton and Thurlestone, two neighbouring villages, are filled with chocolate box thatched cottages, and situated on the spectacular Devon Coast, in an Area of Outstanding Natural Beauty. Within a short distance, are three sandy beaches, including the National Trust's South Milton Sands, and the popular 'Beach House' café and Thurlestone Marsh, one of three small wetlands. The village of Thurlestone offers a vibrant community with a well-regarded primary school, the 4-star Thurlestone Hotel with Spa, a busy village hall, shop and post office, as well as a pub and a church.



Thurlestone is also home to the beautiful Harry Colt designed 18-hole golf course, and Tennis Club. There are good transport links in the area, including a regular rail service from Totnes to London Paddington taking from 2 hours 42 minutes. Nearby, the towns of Kingsbridge and Salcombe offer a varied mix of independent shops and boutiques, galleries, pubs, cafés, and restaurants. Kingsbridge offers two supermarkets, a leisure centre with indoor swimming pool, a cinema, and secondary education by way of Kingsbridge Academy, a highly rated senior school.

The property

Brookmead has been in the same family for over 35 years, and during that time, it has been well loved and well-maintained, although the new owners may well want to upgrade internally. The entrance hall leads through to the kitchen and sitting room, both spacious rooms with doors leading to the wrap around terrace and gardens beyond. The kitchen is fitted with a good range of units, and integral appliances include a hob, double oven, fridge/freezer, and dishwasher. The sitting room features a sliding door to the garden and an open fireplace. The main bedroom has a built in wardrobe cupboard and sliding doors to the garden, and benefits from an en suite bathroom. There are two further double bedrooms, and a further shower room.

Gardens

Brookmead sits centrally in its lovely private setting, with front and rear gardens both being level, and largely laid to lawn, interspersed with mature shrubs, and well stocked beds. To the front of the bungalow is a gated driveway, which provides parking for two/three vehicles and access to the garage. A wrap around terrace is accessed through double sliding doors from both the bedroom and the sitting room. The rear garden is bordered by a pretty stream, a delightful feature, which continues down to the beach at South Milton Sands.

Services

Oil central heating, mains water, drainage, and electricity.

Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (TQ7 3JG)

From Bantham Cross, or Kingsbridge, take the A381 towards Salcombe. Continue beyond the Thurlestone turn and take the next right, signposted South Milton and National Trust. Follow the lane into the village and turn right immediately before The White Cottage, into a shared driveway. Follow the drive to the left and the private drive to Brookmead will be found straight ahead.

What3words: fight.call.factoring

Property information

Tenure: Freehold

Local Authority: South Hams District Council

Council Tax: Band D

EPC Rating: E

Guide Price: £550,000

Knight Frank Exeter

19 Southernhay East

Exeter

EX1 1QD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Sarah-Jane Bingham-Chick

01392 423111

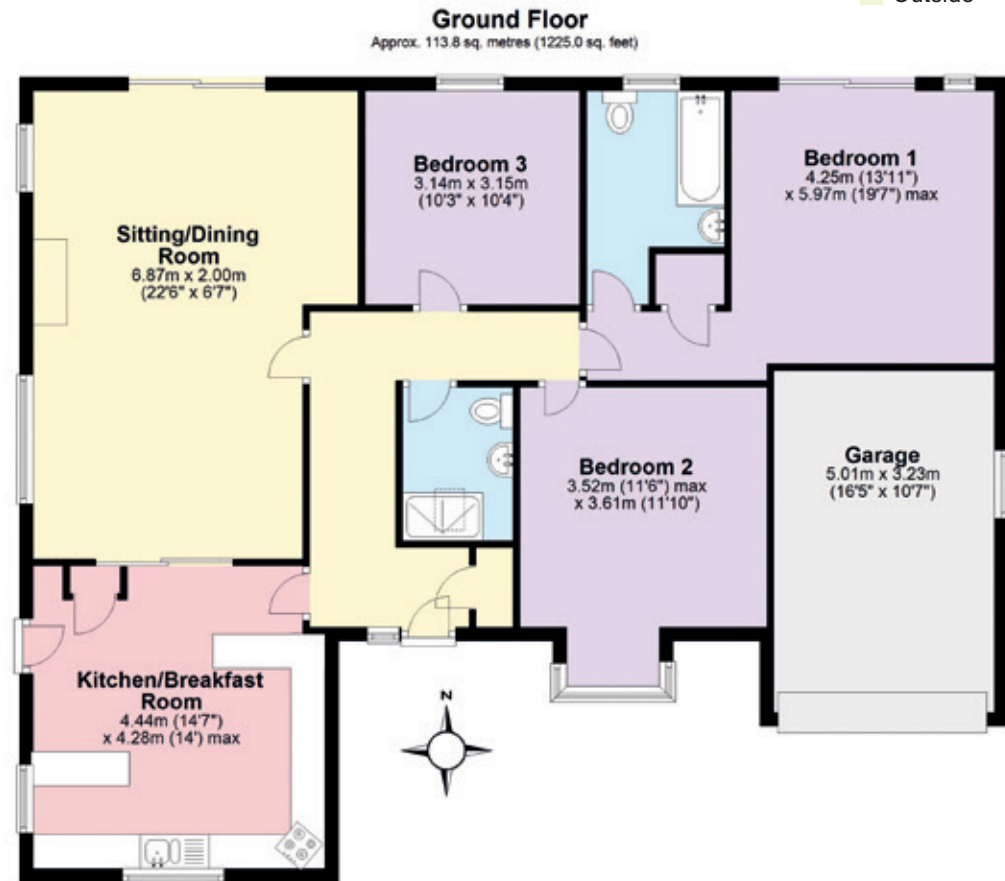
sj.chick@knightfrank.com

Approximate Gross Internal Floor Area

1,225 sq ft (114 sq m)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group

Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2024. Photographs and videos dated June 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

