



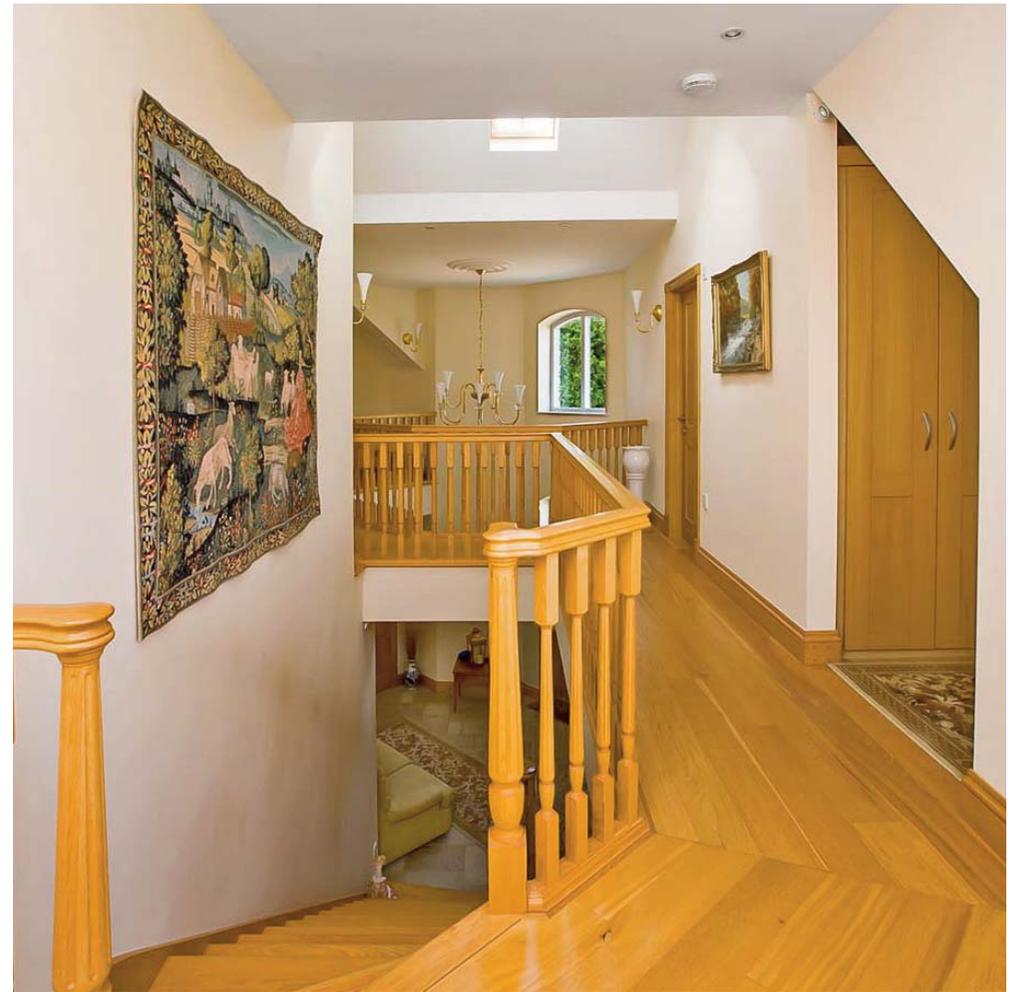
Queens Croft



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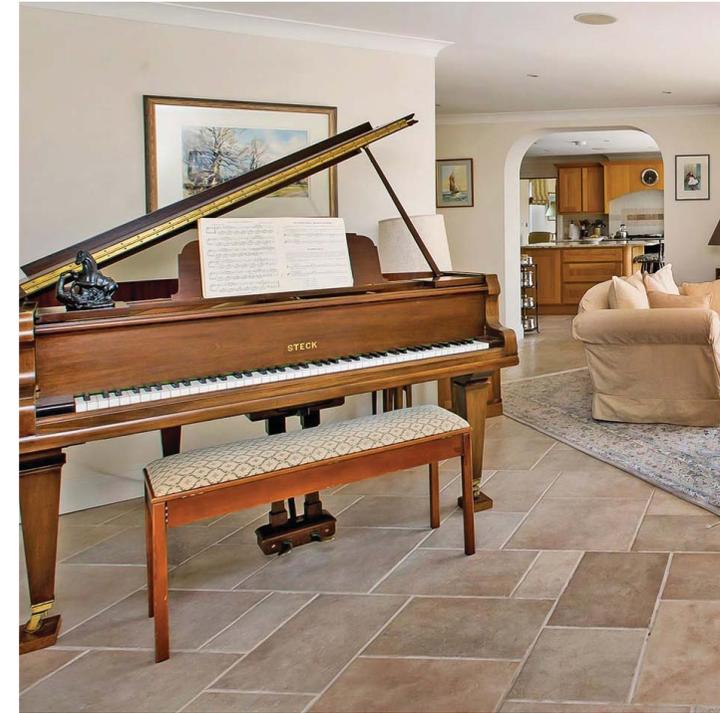
# Queens Croft

South Milton, Kingsbridge, Devon TQ7 3JP

The beaches ½ mile • Thurlestone 1 mile • Kingsbridge 3 miles • Salcombe 4.5 miles

**A truly stunning modern detached home overlooking a quintessential South Hams valley, just half a mile or so from the sea.**

Stunning modern home • Accommodation over 3,300 sq ft • Feature galleried entrance hall Four bedrooms (two en-suite) • Sitting room with sun room off • Bespoke fitted kitchen/breakfast room • Dining room • Integral double garage • Plot approaching half an acre



## Situation and Description

South Milton is a pretty village, less than a mile or so from the beaches at Thurlestone and South Milton Sands. Thurlestone village has its own general stores and post office, hotel offering leisure facilities, and 18 hole links golf course. The renowned estuary town of Salcombe is approximately 4 miles away whilst Kingsbridge, with its further range of shops, services and amenities is some 3 miles distant.

Queens Croft is a light and airy home of exceptional character and in a wonderful location just a short distance from the sea. It was built some nine years ago (2008) to the highest of standards with attractive, predominantly stone external elevations beneath a slate roof.

The accommodation, which is spacious and beautifully presented throughout, has solid oak doors, oak flooring/ceramic tiled flooring to the first and ground floors respectively and under floor heating. It also has a Beam central vacuum system, Lutron

mood lighting, integrated sound system and intruder alarm.

Externally, the house occupies a plot approaching half an acre in size, with the gardens being mainly lawned, beautifully landscaped and immediately adjoining open countryside over which delightful open views are enjoyed.

Queens Croft is available with **Immediate Vacant Possession** and the accommodation briefly comprises:

The property is accessed at the front via a solid oak entrance door with a glazed panel over.

This leads to the:

**Entrance Hall:** A stunning reception to the property with a wonderful oak galleried landing reached by a solid oak staircase. Ceramic tiled flooring, which extends throughout the whole of the ground floor (bar the lounge). Cloaks cupboard. Half glazed stable door to the rear courtyard garden.

**Cloakroom:** Opaque glazed window to front with deep display sill. Oval Utopia porcelain wash hand basin with Corian surround and built-in storage cupboards below. WC.

The **Sitting Room** is an impressive, light and airy triple aspect room affording wonderful views over the garden and surrounding countryside. Fireplace with wood burner and granite hearth. To one side is the **Sun Room** which has double opening French-style doors to the garden and electrically-operated roller and roman blinds.

The **Kitchen/ Breakfast Room** is superbly fitted and equipped with a comprehensive range of bespoke solid oak units including a Shaw's Classic one and a half bowl Belfast sink with mixer tap and flexible hose spray set within a solid granite worktop with cut-out drainer, matching up-stands and tiled splashbacks. Integrated Neff Combi oven. Feature oil-fired AGA with extractor hood and light above. Recess for an American style fridge/freezer. Integrated dishwasher. Island unit with power



points, breakfast bar, floor based drawers including pull out waste bin. Archway through to the:

**Dining Room,** A beautiful, well-lit dual aspect room with window to front and sliding doors to the terrace with electrically operated curtains.

**Study:** Window to front with deep display sill overlooking the entrance drive and front garden.

The **Utility Room** has a matching range of oak-fronted units. Shaw's Classic Belfast sink set within a solid granite worktop with cut-out drainer and matching upstand. Space and plumbing for a washing machine. Door to lobby, rear garden and:

**Spacious Boiler Room** with oil-fired boiler (hot water and central heating). Hot water cylinder. Solar panel controls. Central Electrolux Beam vacuum system.

## First Floor

The **Landing** is in oak and galleried to the full height with a high level arched window to the front and two Velux skylights. In common with the whole of the first floor, the landing has a solid oak floor and an open walkway with built-in wardrobes leading to Bedroom 4/studio.

The **Master Suite** comprises a triple aspect **Bedroom** with wonderful views over the surrounding countryside to the sea. Access to under eaves storage. **Dressing Room.** The **En-Suite Shower Room** is fully tiled and has a walk-in shower cubicle with rainfall shower head and separate hand held shower attachment, wash basin set within a roll edge surround and storage under. WC. Heated towel rail/radiator. Recessed shelving. Two Velux skylights.

**Guests Suite:** Spacious dual aspect double bedroom with feature arched windows to the front affording views to South Milton village and church and a further window to the rear. The

**En-Suite Shower Room** is fully tiled and has a double-sized corner shower with rainfall shower head. Wash basin. WC. Heated towel rail/radiator. Part glass brick glazed wall allows light in from the front window.

**Bedroom 3** is a sizeable double room with views of the garden, countryside and out to open sea. Built-in wardrobes.

**Bedroom 4** a wonderful triple aspect room, currently used as a studio with arched windows and delightful open views. To one corner is a range of fitted units, including a circular stainless steel sink set within a roll edge work surface.

The **Family Bathroom** is fully tiled and has a ceramic tiled floor. Bath with hand held shower attachment, double-sized shower cubicle with rain fall shower head, wash basin with built-in storage below. WC. Display alcove with lighting. Heated towel rail/radiator.



## Outside

The property is approached at the front over a gravelled area (part shared with a neighbour) and then a private brick-paved driveway which provides ample parking and turning space for numerous vehicles and access to the:

**Integral Double Garage:** 26' x 18' electrically operated remote up and over doors. Door to rear courtyard. Range of built-in floor to ceiling storage cupboards.

A pathway from the front leads to a paved courtyard garden, bounded by a low stone wall with wonderful countryside views.

Immediately to the rear of the house is an extensive paved terrace which is south-west facing and receives the sun for much of the day. Attractive water feature. Beyond the terrace is a large level lawned garden with a Ha-ha and raised shrub and flower borders with low stone retaining walls. Beautiful Pine and Ginkgo trees. Electric awning off the dining room over the terrace. Courtesy lighting, power points and cold water tap.

At the far end of the garden are raised railway sleeper vegetable plots with gravelled surround. **Timber storage shed** set on a concrete base with electric power and light and water. To the side is a seating area with views across the valley.

## Services

Mains electric and water. Private drainage. Oil-fired boiler provides central heating and hot water. Integrated sound system throughout the property with controls in all principal rooms.

## Council Tax

Band G.

## Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.

## Post Code

TQ7 3JP

## Tenure

Freehold.

## Viewing

At the request of the vendors, strictly by appointment please through Stags, Kingsbridge office Tel 01548 853131

## Directions

From Kingsbridge, take the A381 towards Salcombe. Pass through West Alvington and, after a mile and a half, turn right signed South Milton. Follow this road into and through South Milton and the entrance to Queens Croft will be found on the left hand side, approximately 100 yards after leaving the village and passing through the "end of speed limit" signs. Two stone pillars mark the entrance and Queens Croft is on the left.

These particulars are a guide only and should not be relied upon for any purpose.

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
35-44	G		
Minimum efficient - lower rating void			
EU Directive 2002/91/EC			
England, Scotland & Wales			

# Queens Croft

Approximate Gross Internal Area = 313 sq m / 3369 sq ft  
(Excluding Double Garage)



