



30-31 Market Street, Yealmpton PL8 2EB

Guide Price £375,000



A Unique Three-Bedroom Cottage with Historic Provenance in the Heart of Yealmpton

At the very centre of Yealmpton, this enchanting three-bedroom terraced cottage, built in 1813, tells a story as captivating as its setting. Once two individual cottages, thoughtfully combined into one, the property is steeped in history, character, and cultural significance. More than just a home, it offers the chance to step into a piece of television and culinary heritage.

For many years, this was the cherished residence of the late David Pritchard — the pioneering television producer and director whose vision transformed cookery programmes forever. It was here that David masterminded some of his most iconic series, introducing the nation to chefs who would go on to become household names, including Keith Floyd and Rick Stein. The cottage itself reflects that legacy, not only in its history but in its very fabric, carrying the influences of some of the most renowned names in food and design.

Inside, the accommodation flows with warmth and charm. The dining room opens into a welcoming sitting room, where a Jetmaster open fire invites relaxation by the hearth. The heart of the home is the country kitchen, complete with its original Aga and integral pantry. Many a happy hour was spent cooking and chatting with friends, foodies and top chefs who stayed over for supper and enjoyed a cooked breakfast on the Aga the following day. Here, practicality meets provenance, offering a rare blend of homeliness and heritage. A utility/boot room and ground floor WC complete the ground floor.



Upstairs, the home continues to impress with three generously sized double bedrooms, each with fitted wardrobes, offering comfort and functionality in equal measure. The upstairs accommodation also benefits from the input of these friends with a professional eye for understated elegance. This is most evident in the family bathroom, where some design touches bring a sense of boutique luxury, complementing the character of the cottage with timeless style.

The cottage extends its charm outdoors to a thoughtfully arranged garden. The back door opens onto a colourful courtyard with steps leading up to a lawned garden area, featuring characterful storage sheds that were once traditional linneys used to house farm animals. A footpath from the lower garden leads to the secluded upper gardens, slightly offset—a feature typical of this row of terraced cottages. This peaceful and private upper retreat is filled with vegetable patches, fruit trees, and an abundance of blackberries and hedgerow fruits, offering a true slice of countryside within the village, perfect for gardening, alfresco dining, or quiet relaxation.

Practicalities are also well catered for. The property enjoys on-street parking, while directly opposite sits the free-of-charge community car park. For locals, this space carries its own nostalgia: it was here that David's iconic campervan was a regular and much-loved sight. More than a vehicle, it became part of his productions, even appearing on screen in series such as Rick Stein's Spain.

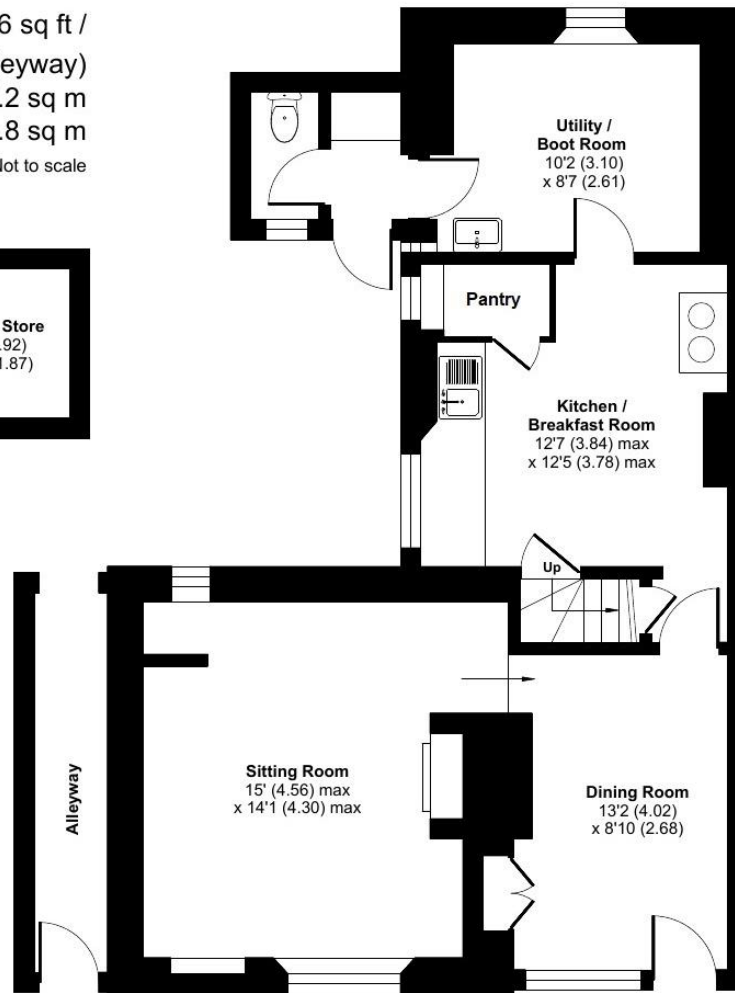
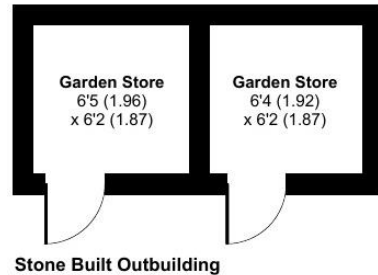
This cottage is not only a beautiful home but a piece of cultural history, woven into the fabric of Yealmpton life. Combining historic charm with a unique provenance, it presents a rare opportunity to own something truly special in one of South Devon's most desirable and well-connected villages.

Material Information

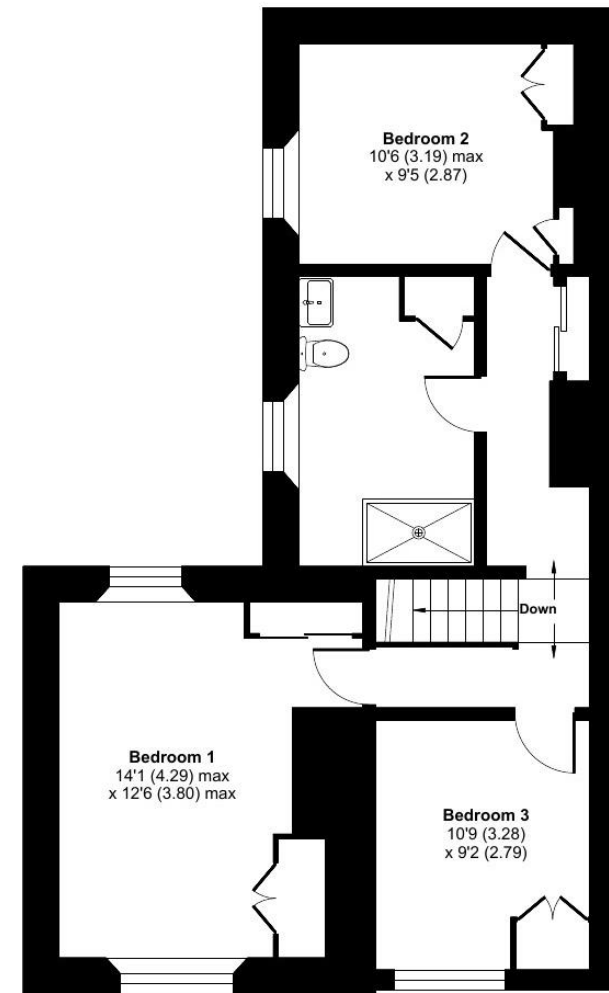
To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide, along with the title document. If available, please scan the QR code or click the link to access the additional online material information. Alternatively you can contact our team for this information.



Approximate Area = 1256 sq ft /
116.6 sq m (excludes alleyway)
Linney = 78 sq ft / 7.2 sq m
Total = 1334 sq ft / 123.8 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Luscombe Maye. REF: 1357625



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs, and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



Yealmpton:
The Old Bakery, Market Street,
Yealmpton PL8 2EA
01752 880044
yealmpton@luscombemaye.com
www.luscombemaye.com