

FARTHING'S

NEWTON FERRERS



**Farthings | 2 Yealm View Road | Newton
Ferrers | Devon | PL8 1AN**

A striking contemporary waterfront home in Newton Ferrers, featuring expansive glazing, vaulted ceilings, and breathtaking estuary views. With a generous wraparound balcony, large sun terrace, and private waterfront decked seating area with outhaul mooring, this approaching 3,000 sq ft home offers modern coastal living at its best.

Mileages

A38 7 miles, Dartmoor National Park 10 miles, Plymouth 12 miles, Exeter and M5 connection 45 miles (All mileages are approximate)

Accommodation

Ground Floor

Kitchen / Dining / Living Room, Boot Room, WC, Utility Room, Undercroft Store Rooms (accessed from outside)

First Floor

Study Area, Two Bedrooms, Bathroom, Sitting Room, Balcony

Second Floor

Entrance Hall, Bedroom with En-suite,
Bedroom with En-suite & Walk-in Wardrobe

Outside

Store, Driveway, Garden, Patio, Decking by the Estuary with outhaul mooring (by permission of the harbour master)

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Prime Waterfront & Country House

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FARTHING

“The architecture creates a feeling of openness and calm, creating vantage points to watch the changing light and life of the estuary”

Tucked away on one of Newton Ferrers' most peaceful residential roads, Farthings enjoys an outstanding position overlooking the tidal waters of the River Yealm and across to the charming village of Noss Mayo. The setting is calm and only a short walk from the heart of the village. A waterside footpath at the end of the road leads directly into the centre.

Approaching the property, there's little to suggest the scale and architectural impact that lies beyond. Unassuming from the roadside, Farthings opens up into a bold, three-storey contemporary home of nearly 3,000 sq ft, designed to maximise light, volume and views. Rebuilt almost entirely around ten years ago to an exacting architectural brief, the house is defined by its dramatic vertical spaces, expansive glazing, and the sense of flow between indoors and out.

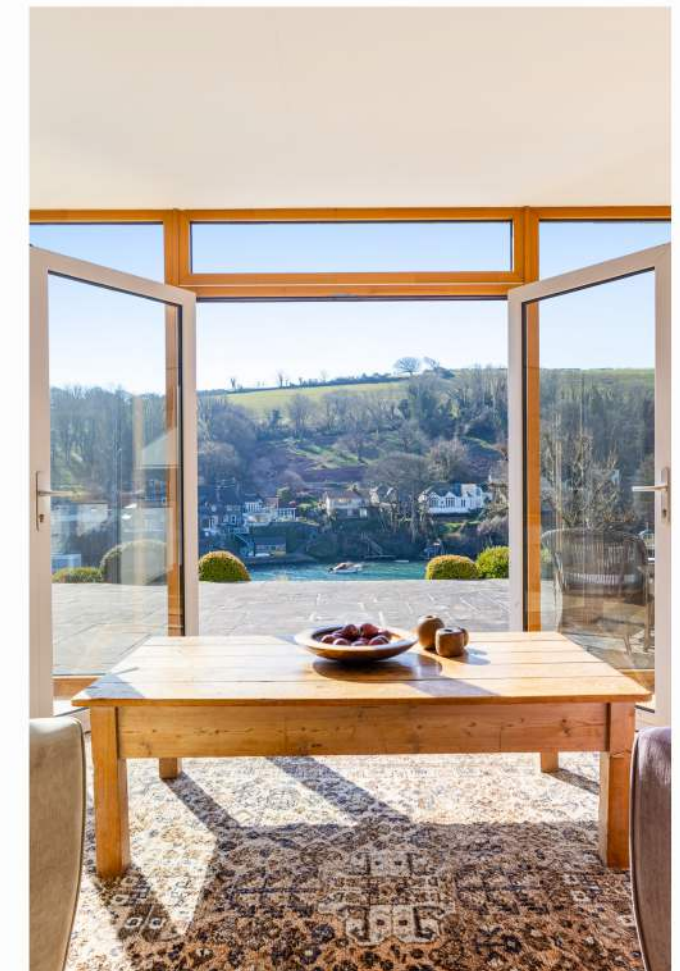
You arrive at the top floor, where a vaulted, double-height glazed gallery space immediately establishes the tone. This level features two well-proportioned bedrooms and two bathrooms, with generous glazing offering elevated outlooks across the water. The architecture creates a feeling of openness and calm — an ideal vantage point from which to watch the changing light and life of the estuary.

The middle floor contains the principal sitting room, where full-height windows frame the view and a door opens onto a wide wraparound balcony. A wood-burning stove brings warmth and focus, while the double-height connection to the level above brings light and volume into the heart of the house. Two further bedrooms and a family bathroom are found on this floor, along with a spacious study area. Thoughtfully positioned to enjoy uninterrupted estuary views, the study provides ample room for two people to work from home or to create a generous hobby or creative workspace.

On the lower ground floor, a vast open-plan kitchen and dining space anchors the home. Designed for modern coastal living, it opens directly onto an expansive sun terrace – a private outdoor entertaining space with beautiful views of the estuary. A separate boot room, utility, and cloakroom support everyday functionality without compromising the home's clean architectural lines.

From the rear, the full scale of the house becomes evident. Key areas span the entire vertical height of the building, enhancing the sense of openness and providing generous wall space throughout, with a striking central staircase running through the heart of the home. The architecture lends itself beautifully to the display of art, with large uninterrupted surfaces, carefully positioned lighting, and a calm, clean aesthetic that lets works take centre stage.

The garden slopes down towards the water, and steps gently meander through, leading to a private decked area alongside the estuary. This quiet, sheltered spot is ideal for sitting out, enjoying the sounds of the water, and accessing the property's outhaul mooring (by permission of the harbour master). Off-road parking is available to the front of the house along with a storage area.





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Yealm View Road is a peaceful no-through road that becomes a footpath leading along the water's edge into the village. It offers a rare blend of privacy and proximity with easy access to everything Newton Ferrers has to offer.

The village, together with neighbouring Noss Mayo, is one of the most sought-after estuary communities in the South Hams. Positioned on the northern slope of the River Yealm, Newton Ferrers is known for its strong community, sailing culture, and beautiful surroundings. Amenities include a Post Office, primary school, yacht club, tennis courts, churches, local beaches, and three excellent pubs offering waterside dining.

The estuary is popular for sailing, paddleboarding, and wild swimming. The South West Coast Path is close by, with beautiful woodland and cliff-top walks in all directions. Plymouth lies just 12 miles to the west, with a full range of services and Brittany Ferries providing crossings to Roscoff and Santander. Exeter and the M5 are approximately 43 miles away.

“The architecture creates a feeling of openness and calm, creating vantage points to watch the changing light and life of the estuary”



“The open-plan kitchen and dining space anchors the home. Designed for modern coastal living, it opens directly onto an expansive sun terrace”







Property Details

Services:	Mains water, electricity and gas.
EPC Rating:	To Follow
Council Tax:	Band G
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

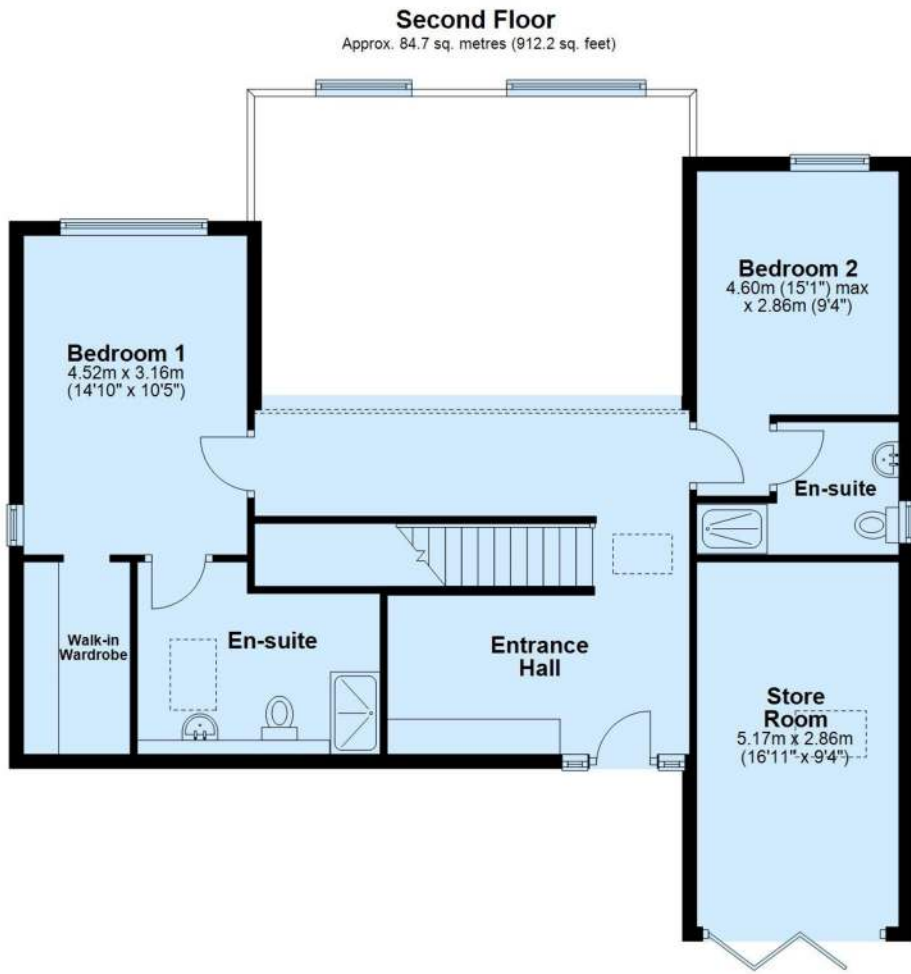
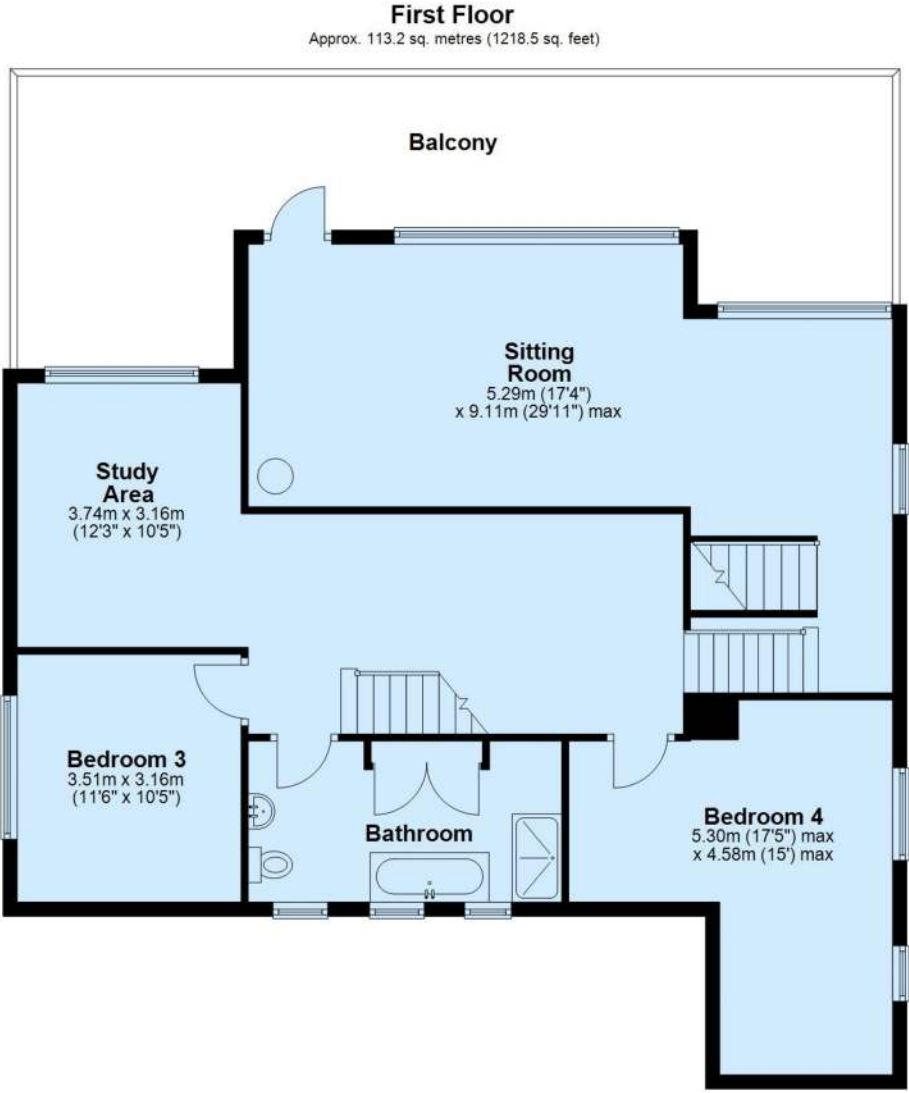
From the A379 in Yealmpton, take the B3186 to Newton Ferrers. Continue past Marchand Petit's office at The Green and take the first left turning down Bridgend Hill, turn first right and take the lower road sign posted Farthings, Yealm View Road, No. 2 is on the left hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.



Floor Plans



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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MARCHAND PETIT
COASTAL, TOWN & COUNTRY

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