

# UPPER DECK, 97 YEALM ROAD NEWTON FERRERS



MARCHAND PETIT  
COASTAL, TOWN & COUNTRY

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Upper Deck | 97 Yealm Road | Newton Ferrers  
Devon | PL8 1BN

## Mileages

Yealmpton 3 miles, Plymouth City Centre/ Waterfront

8.5 miles, A38 6 miles, Exeter/M5 38 miles

(All mileages are approximate)

## Accommodation

### Upper Ground Floor

Entrance Area | Guest WC |

Open Plan Kitchen, Dining, Sitting Area | Balcony

### Ground Floor

Principal Bedroom with Ensuite | Guest Bedroom with Ensuite

| Utility Room | Door to Courtyard Garden

### Lower Ground Floor

Twin Bedroom with Ensuite |

Basement Storage (accessible from outside)

### Outside

Courtyard Garden &

Spacious Balcony with Stunning Estuary Views

## Newton Ferrers

01752 873311 | newtonferrers@marchandpetit.co.uk

Marchand Petit, The Green, Parsonage Road, Newton Ferrers,  
Devon , PL8 1AT

## UPPER DECK

“ Characterful 1930s Art Deco-style home,  
seamlessly blending timeless elegance with modern  
comfort with breathtaking estuary views ”



**Upper Deck – A Stunning 1930s Art Deco-Style Riverside Retreat** - Situated in a prime position on the banks of the River Yealm, Upper Deck is a beautifully appointed and characterful 1930s Art Deco-style home, seamlessly blending timeless elegance with modern comfort. With its breathtaking estuary views, this unique three-bedroom semi-detached home offers a rare opportunity to enjoy a coveted waterside lifestyle.

**Exceptional Living Spaces with Exceptional Views** - Designed to embrace its spectacular surroundings, Upper Deck has been sympathetically modernised over the years while retaining its distinctive 1930s charm. The heart of the home is the open-plan kitchen, living, and dining area, where curved picture windows frame uninterrupted views of the harbour and deep-water moorings. Bathed in natural light, this stylish and spacious room flows effortlessly onto a large covered balcony, the perfect spot for alfresco dining or simply watching the ever-changing tides. A guest cloakroom on this level adds convenience, while the entire space is designed for relaxed, contemporary living with a nod to its Art Deco heritage.

**Elegant Bedrooms & Private Outdoor Sanctuary** - On the first floor, two generous double bedrooms, both with en-suite bathrooms, offer panoramic estuary views. This level also provides access to the sunny south-westerly garden terrace, a secluded retreat ideal for courtyard gardening, entertaining, or unwinding with a glass of wine as you soak in the scenery. A well-equipped utility room on this floor ensures practicality blends effortlessly with luxury. The lower ground floor houses the third twin bedroom with en-suite. Additionally, a useful under croft storage area provides ample space for waterside essentials which can be accessed from outside.

**A Waterside Lifestyle Like No Other** - Set on the southern bank of the River Yealm, Upper Deck offers foreshore access via a shared right of way over a neighbours quay, providing access to an outhaul mooring (subject to the necessary transfer application to the Harbour Master). Accommodating vessels of up to 16 feet - perfect for sailing, kayaking or paddle boarding.

For those with a passion for design and transformation, Upper Deck offers an exciting opportunity for expansion, with lapsed planning permission to create a stunning contemporary four-bedroom home, subject to the necessary consents.

**The Ultimate Riverside Retreat** - From its stunning estuary views to its charming period design, Upper Deck is an exceptional home offering an idyllic coastal lifestyle in one of the South West's most sought-after waterside locations. Whether you're drawn to the river for adventure or seeking a peaceful escape, this remarkable property delivers the best of both worlds. **A rare opportunity to embrace waterside living at its finest.**







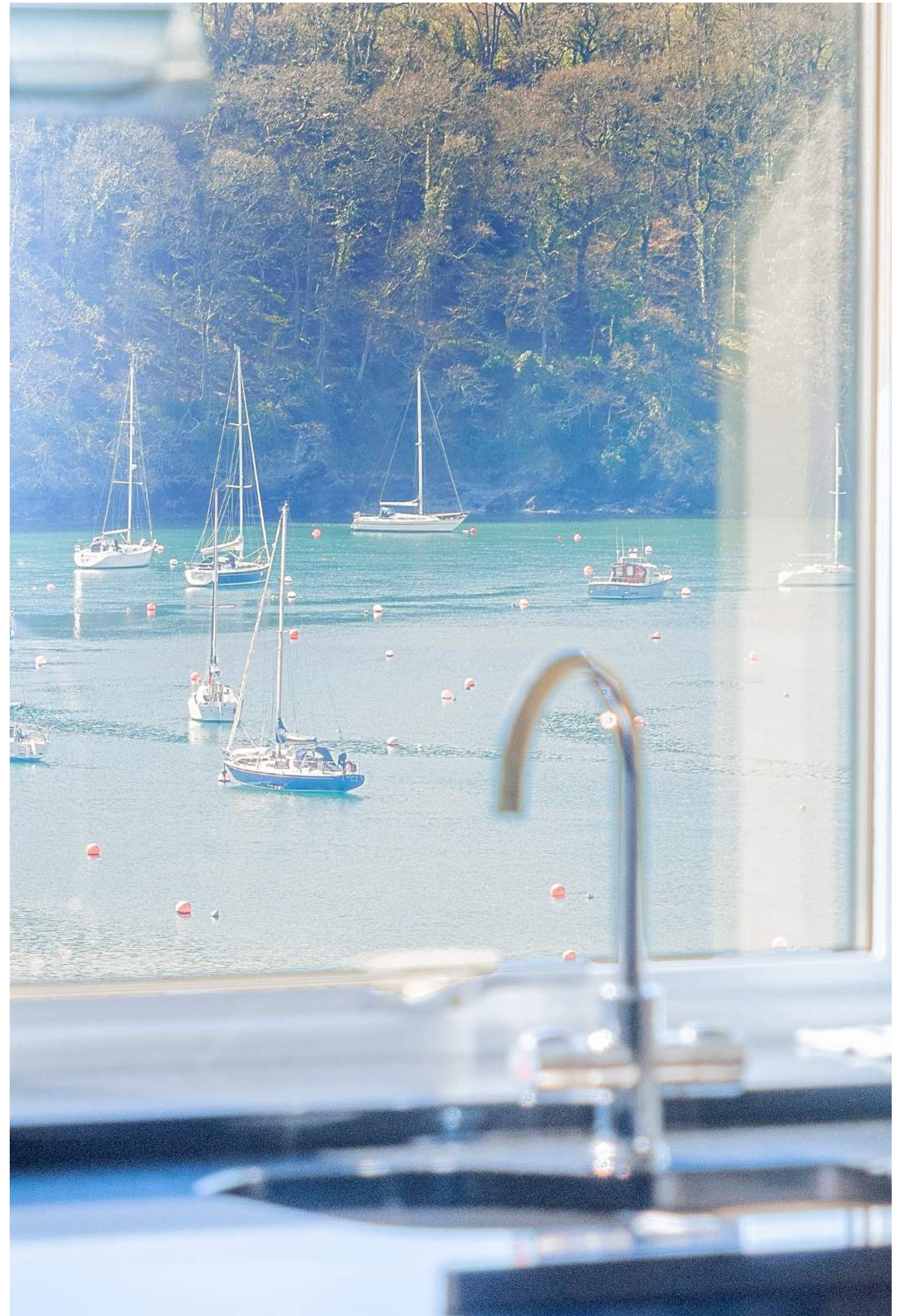
## Key Features:

- Stunning 1930s Art Deco-style home with timeless charm
- Breath-taking estuary views over the River Yealm
- Open-plan kitchen, living, and dining area with curved picture windows
- Large covered balcony perfect for alfresco dining and entertaining
- Three en-suite bedrooms
- South-westerly courtyard garden with stunning estuary views
- Shared right of way to foreshore access with an outhaul mooring (subject to permission of the harbour master).
- Exciting potential with lapsed planning for a contemporary four-bedroom home

“Curved picture windows frame uninterrupted views of the harbour and deep-water moorings”









# Property Details

|              |   |
|--------------|---|
| Services:    | Mains gas, electricity water and drainage.  |
| EPC Rating:  | D   |
| Council Tax: | F   |
| Tenure:      | Freehold  |
| Authority    | South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234 |

## Right of Way

95, Yealm Road has a right of way along the pathway to the rear of the lower ground floor and down the steps to access the footpath below.

## Fixtures & Fittings

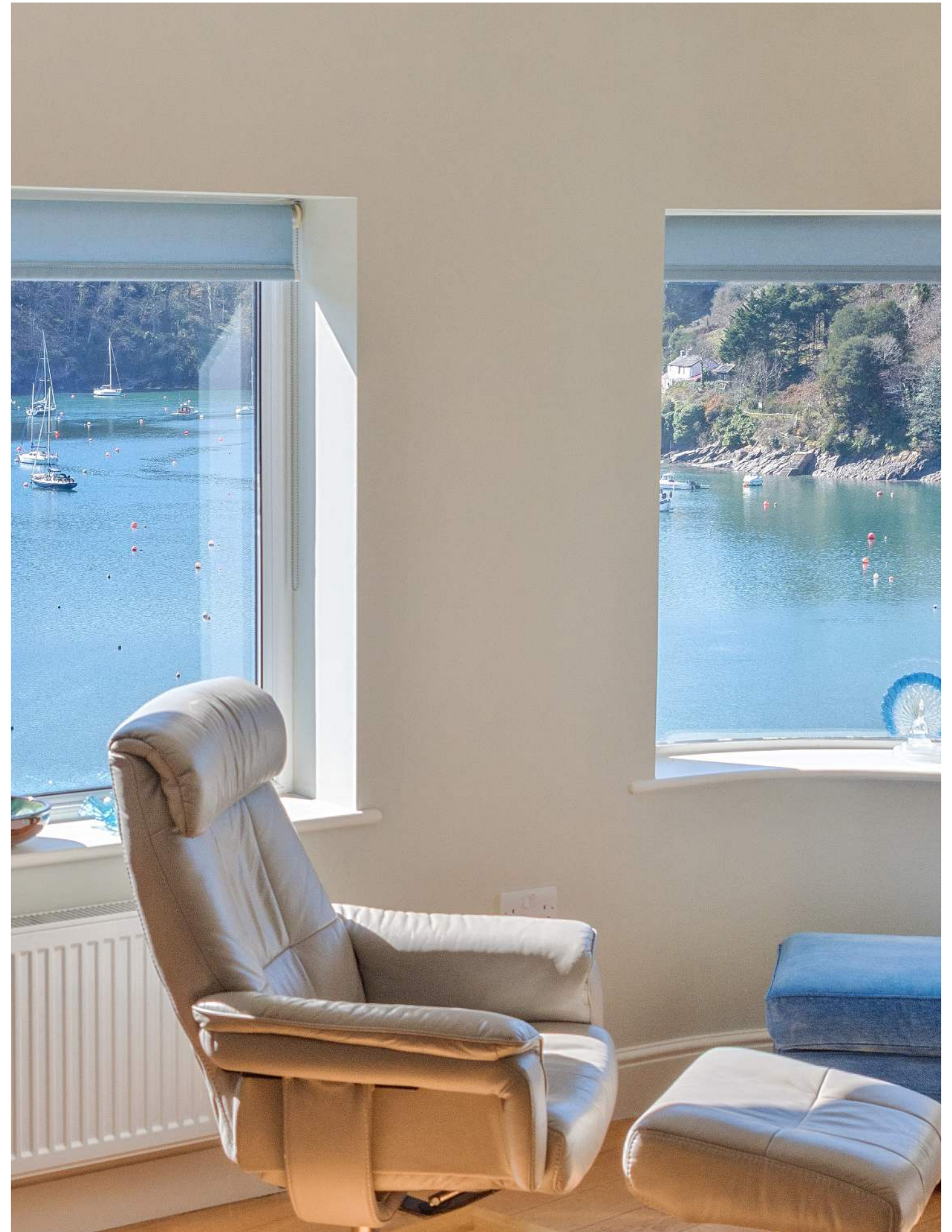
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

From the A379 in Yealmpton, take the B3186 to Newton Ferrers. On reaching the village, continue past our office, down the hill and past the Co-Op. Upper Deck is approximately half a mile further along Yealm Road on the left hand side.

## Viewing

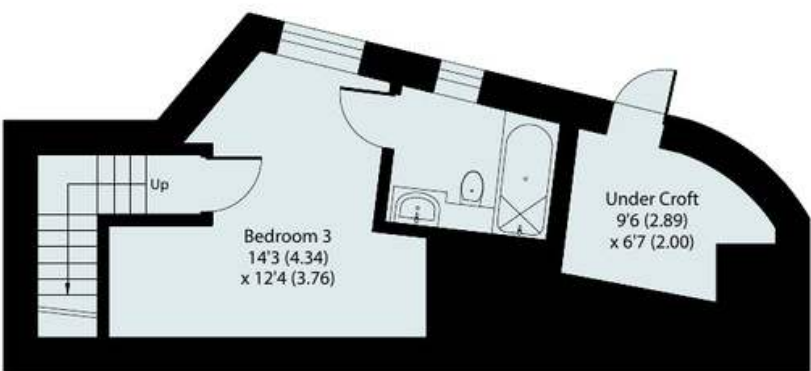
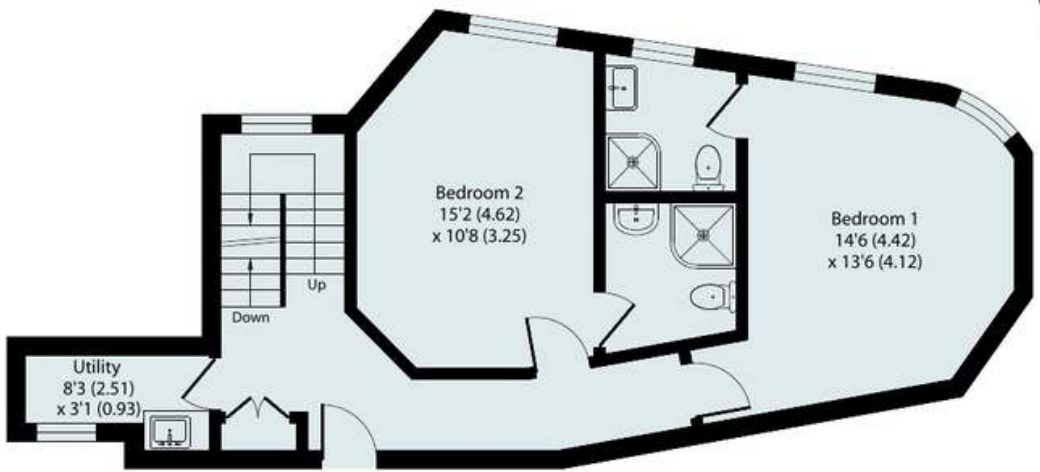
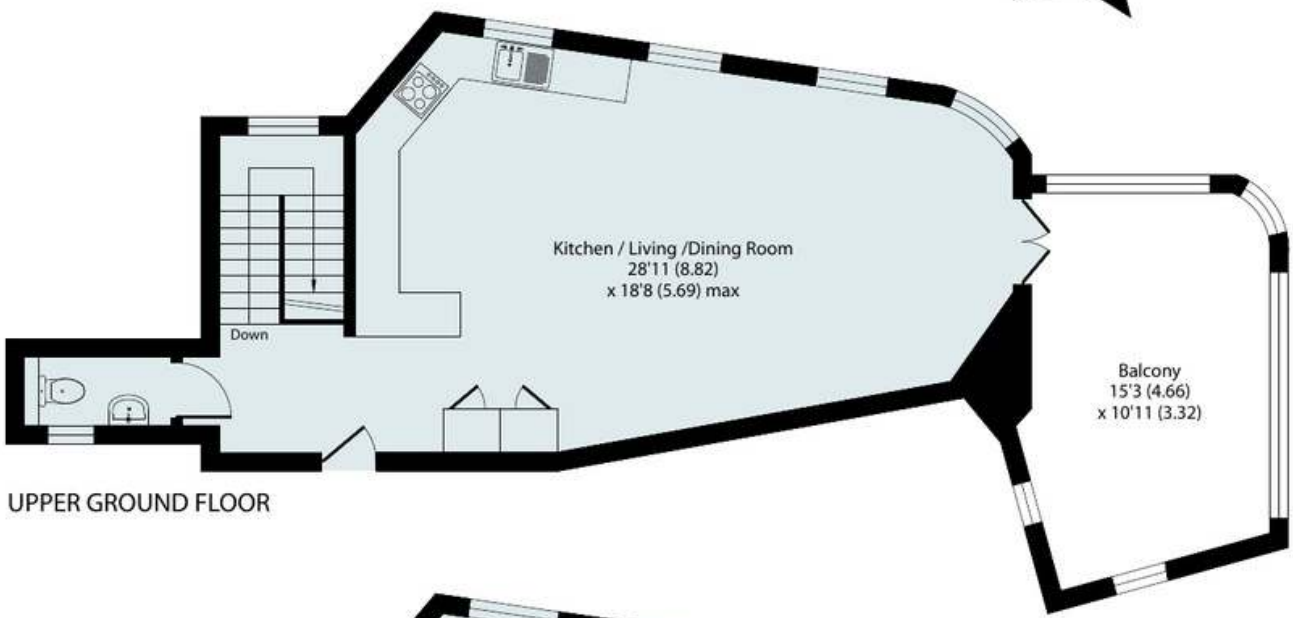
Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.





# Floor Plan

Approximate Area = 1349 sq ft / 125.3 sq m (exclude balcony)  
Outbuilding = 48 sq ft / 4.4 sq m  
Total = 1397 sq ft / 129.7 sq m  
For identification only - Not to scale



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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