

Tylecroft NOSS MAYO



MARCHAND PETIT
COASTAL, TOWN & COUNTRY



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**Tylecroft | Stoke Road | Noss Mayo |
Devon | PL8 1DY**

Mileages

A38 9 miles, Exeter 43 miles, Plymouth 12 miles,

Local Shops, Riverside Pubs, Churches 0.5 miles

(All mileages are approximate)

Accommodation

Ground Floor

Entrance Hall / Cloakroom / WC

Open Plan Sitting, Living/Dining Room, Large Balcony

Kitchen/Breakfast Room

First Floor

3 Double Bedrooms, En-suite Shower Room

Family Bathroom

Lower Ground Floor

Games Room/Home Office

Outside

Driveway With Parking For Two Vehicles

Spacious Garage, 7.5 kW car charger,

Large Store Room,

Established Gardens

Pedestrian Access to Pillory Hill

Newton Ferrers Office

01752 873311 |

newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers

Near Plymouth, PL8 1AT

TYLECROFT

“The waterfront is an easy stroll from the
bottom of your garden”

A light filled, spacious and adaptable family home, perfectly position overlooking the picturesque twin waterside villages of Newton Ferres and Noss Mayo. Occupying a generous plot with the added advantage of dual access for parking and easy pedestrian walking to the centre of this thriving, estuary community. This handsome, detached, 3 double bedroom house is a short walk away from Pope's Quay, the foreshore and tidal Voss that connects these two scenic villages.

Tylecroft is perfectly positioned between Stoke Road for its vehicular access and Pillory Hill for its pedestrian access to the lower road via the garden - ensuring the waterfront is an easy stroll from the bottom of your garden as well as the hub of Noss Mayo with its renowned village pubs, public tennis courts, excellent children's playground, village hall and the start of multiple circular walks around The Warren headland and through Passage Woods.

Approaching the property from Stoke Road there is parking for 2 cars on the driveway in front of the garage - which offers excellent storage for an additional car and/or boat storage. Steps lead down to an adaptable lower storage room, creating secondary space for storing bikes, boards and water sports equipment, or for creating a gym or outside office.

A sheltered porch over the front door opens into a light and airy hallway, offering good storage space, a cloaks area and downstairs WC. The large picture windows in the open plan sitting room and dining/living room draws you into the adaptable main reception space overlooking the estuary – which in turn leads onto a large balcony, bringing the 'outside in' to great effect and creating an excellent area for relaxing and entertaining and taking in the lovely waterside views up and down the creek.

This spacious open living space offers multi-purpose options and is currently zoned with the dining area situated in the large window alcove enjoying the water views, flowing into the living and sitting area with woodburning stove and a T.V area ideal for today's family life. The separate kitchen is well appointed with an extensive range of wall and cupboard units, a breakfast area enjoying a sunny position and a back door onto the balcony, making outside al fresco dining easy. Upstairs the interiors are also light and inviting, with all three double bedrooms enjoying waterside and village views across to Newton Ferrers; the principal bedroom has ensuite facilities, the family bathroom has a fresh, contemporary bathroom suite – both have been recently refitted enhancing this stylish home. On the lower ground floor a games room, separately accessed from the outside, offers the perfect area to create a work from home space. The well stocked and mature gardens shelter the property and the gently sloping lawned garden to the front of the property gives pedestrian access to Pillory Hill. The property has a well-established, long standing, holiday letting history and is currently business rated. The selling agent can provide further letting income information on request.





Pillory Hill, leading into Creekside Road is one of the most sought-after locations in Noss Mayo due to its picturesque street scene filled with pretty rose adorned fisherman's cottages overlooking the estuary. Noss Hard and Pope's Quay are both exceptionally close by providing easy access to the estuary to enjoy swimming, kayaking and water sports. Long walks are available from the doorstep, along the estuary and around the National Trust headland of The Warren. Combined village amenities include three incredibly popular waterside pubs, both The Ship and The Swan Inns being within easy walking distance. There are 2 thriving village halls, 2 Churches, local Yacht Club, well cared for tennis courts with a plethora of well attended activity clubs in the villages. Additional village food shops and Deli/Coffee Shop are available in Newton Ferrers which is a short walk over the Voss when the tide is out.

“Long walks are available from the doorstep, along the estuary and around the National Trust headland of The Warren”





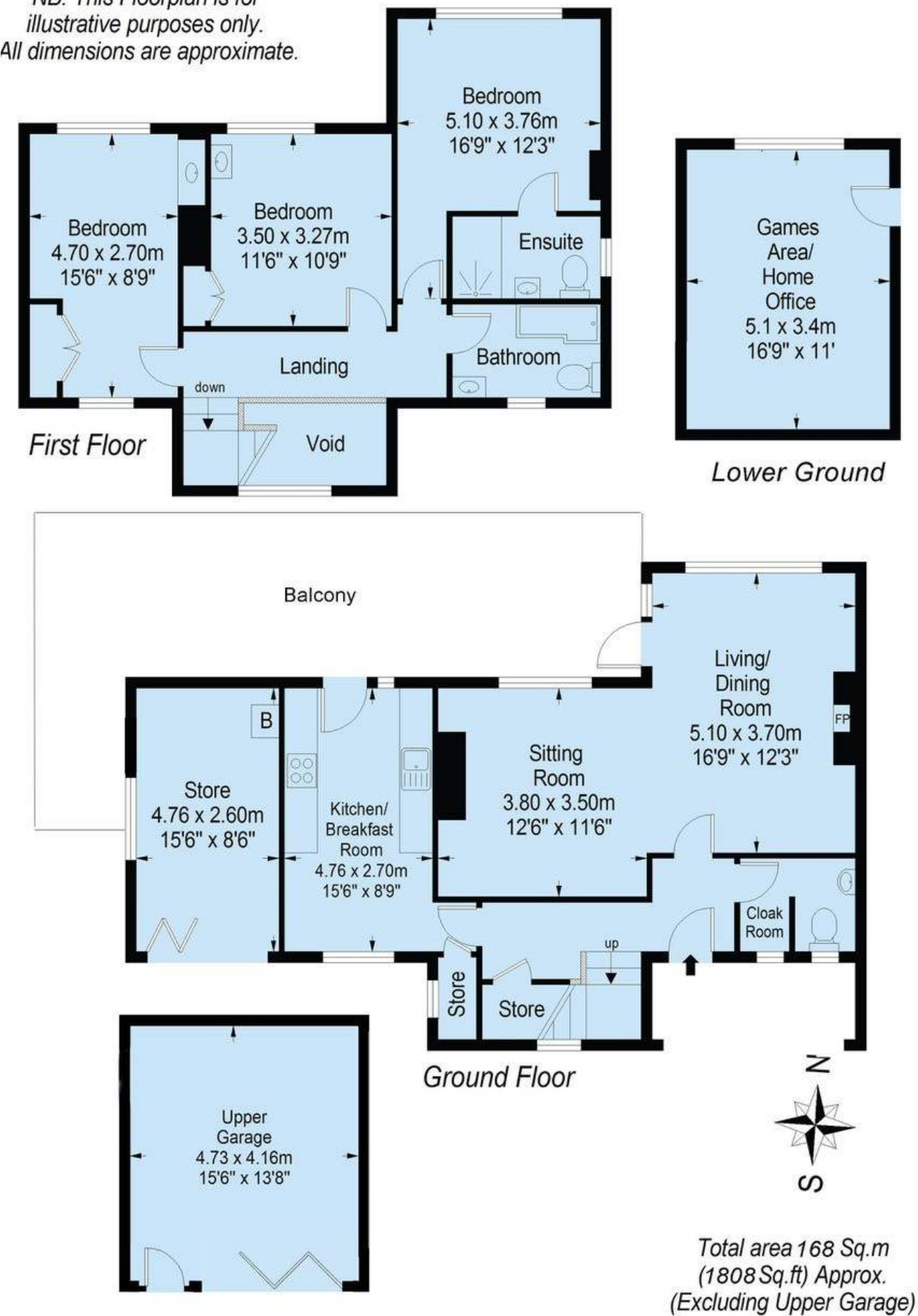
Property Details

Services:	Private Drainage, Mains Gas, Water and Electric 7.5 kW car charger , High speed (300mb/s) internet connection
EPC Rating:	Current: D - 60 Potential: C -78
Tenure:	Freehold
Council Tax	Business Rated
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 towards Newton Ferrers. Upon reaching Newton Ferrers pass Marchand Petit's office on the right and then turn left towards Noss Mayo. At the bottom of the hill pass around the head of the creek at Bridgend and continue into Noss Mayo. Pass the quay on the right and rise up the hill, passing Junket Corner on the right and the property will be found in about 150m on the right.	
Viewing Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.	



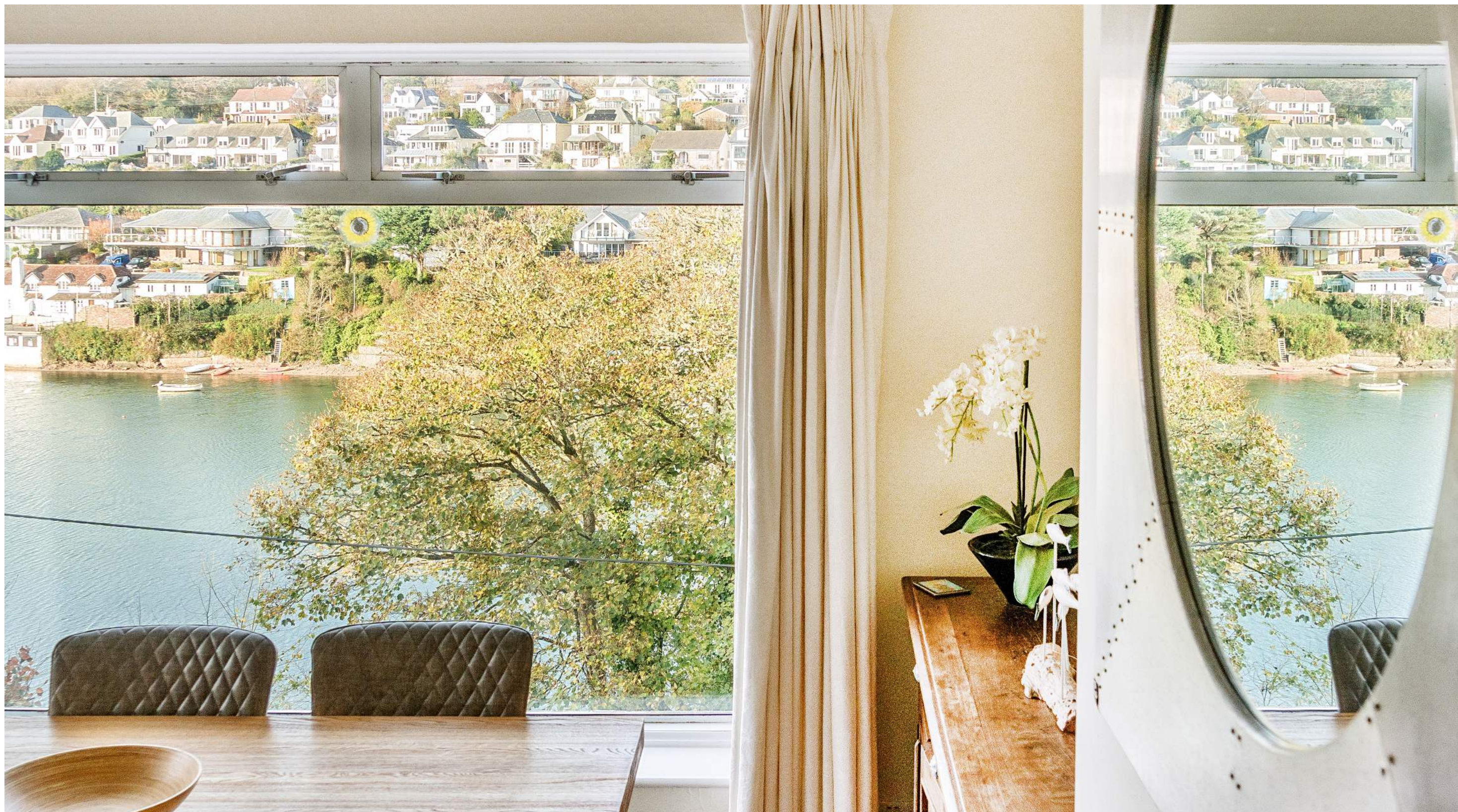
Floor Plan

NB. This Floorplan is for illustrative purposes only.
All dimensions are approximate.



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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