

1 NOSS MAYO

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**1 Noss Mayo | Noss Mayo |
Devon | PL8 1EW**

Mileages

A38 9 miles, Exeter 43 miles, Plymouth 12 miles,
Local Shops, Riverside Pubs, Churches 0.5 miles
(Distances are approximate)

Accommodation

Ground Floor

Entrance Hall | Study | Open Plan Kitchen/Dining area | Cloakroom/WC

First Floor

Sitting/Dining Room | Utility/Laundry Room | Master Bedroom
and En-suite Bathroom | Bedroom 2 | Bedroom 3 with Dressing Area |
Family Shower Room

External

Garage

Upper Level

Sun Terrace with Summer House and Log Burner

Lower Level

Cottage Garden with Estuary Frontage | Private Quay with two Outhaul Moorings
| Self-Contained Garden Annex with WC Shower Room | Riverside Terrace |
Covered Courtyard.

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

Linhay the Green, Parsonage Rd, Newton Ferrers, Plymouth PL8 1AT

Prime Waterfront & Country House

01548 855590 | pwch@marchandpetit.co.uk

94 Fore St, Kingsbridge TQ7 1PP



Extensively rebuilt and remodelled to exacting standards approximately 20 years ago, this idyllic waterside cottage is located on The Point in Noss Mayo affording it outstanding panoramic estuary views. This glorious secluded location provides direct riverside access via its own private quay enabling full enjoyment of water sports from your garden. It's also perfectly located to access the local estuary, woodland walks and Cellars Beach from the property's doorstep, in addition to being a stone's throw to the local village conveniences.

Impressive from the moment that you step through the door, 1 Noss Mayo boasts a luxurious shaker-style kitchen with a stylish black AGA as well as additional electric oven and hob designed by Yealm Kitchens. This area is exceptionally well appointed and has a delightful curved bay window with window seat overlooking the estuary beyond. There's an additional cloakroom and ground floor room which could make a fantastic bedroom or office.

Steps lead up to the spacious sitting/dining room with slate flagstone flooring, wood burning stove and bespoke French doors leading out to the water facing terrace. A stylish summer house with woodburning stove opens out onto this area making it a fabulous space for alfresco dining. There is also a utility/laundry room.

The character of this property extends upstairs with French oak flooring and sash windows. The beautiful master bedroom suite has views overlooking the estuary with window seats, dressing area with built in wardrobes and en-suite bathroom with roll-top bath and rainfall shower. There are two further double bedrooms with windows overlooking the estuary, the third with a very spacious dressing or study area. There is a family bathroom with large rainfall shower.

The property also benefits from a generous garage and external off road area which allows parking for two cars, plus storage of watersports and sporting equipment. The garden gate accessed from Passage Road opposite the cottage opens up to the delightful cottage garden which adjoins the River Yealm.

This enchanting garden has a self-contained annex with large sliding glazed doors providing magnificent views over the estuary. There is a large covered courtyard, perfect for open air dining and a river terrace with spectacular close range estuary views. The annex is an exceptionally versatile space and would make a wonderful work from home office/studio or simply to be enjoyed as additional independent guest accommodation.

From the garden, steps lead down to the property's private quay and outhaul moorings (subject to permission of the harbour master). Previously, the current owner has had permission for two outhaul moorings.







The popular twin villages of Noss Mayo and Newton Ferrers straddle the Yealm Estuary. Long walks are available from the doorstep of this abundant abode, along the beautiful estuary and around the National Trust headland of The Warren. Both The Ship and The Swan inns are a short walk away, and there is a thriving village hall and well cared tennis courts are only a short walk away.

Newton Ferrers has a range of facilities including a Co-op village shop, popular delicatessen/coffee shop, community post office, pharmacy and an OFSTED outstanding primary school. Further amenities are to be found in nearby Yealmpton, Modbury, and the city of Plymouth.

Deep water moorings and slipway facilities are located around the Yealm Estuary.

“This cottage impresses from the moment that you step through the door”











Property Details

Services:	Mains water, gas, electricity and drainage
EPC Rating:	Current: C, Potential: B
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 Plymouth to Kingsbridge Road at Yealmpton, take the B3186 signposted Newton Ferrers. Shortly after passing Marchand Petit's office on the right take the left fork signposted Noss Mayo and Bridgend. Continue down the hill, around the sharp bend at the head of the Creek, and follow the lane up in to Noss Mayo. Turn down right at the Church. Continue down the hill and around another hairpin bend. Continue straight ahead gently rising up into Passage Road to pass the back of The Ship Inn on the right. Follow the road around the bend and 1 Noss Mayo is the last house on the left, park in front of the garage.

Viewing

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

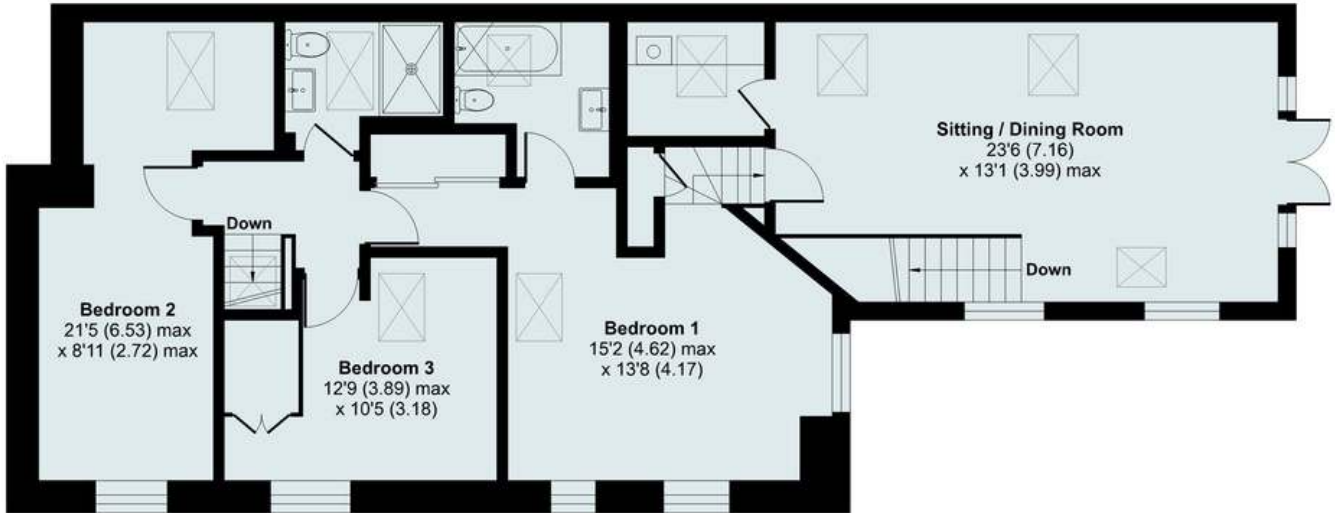
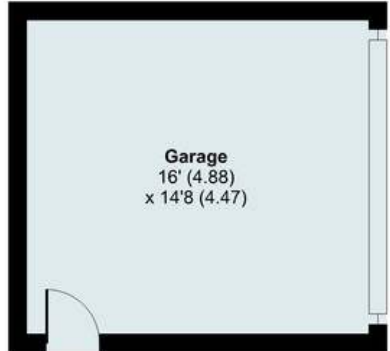


Floor Plans

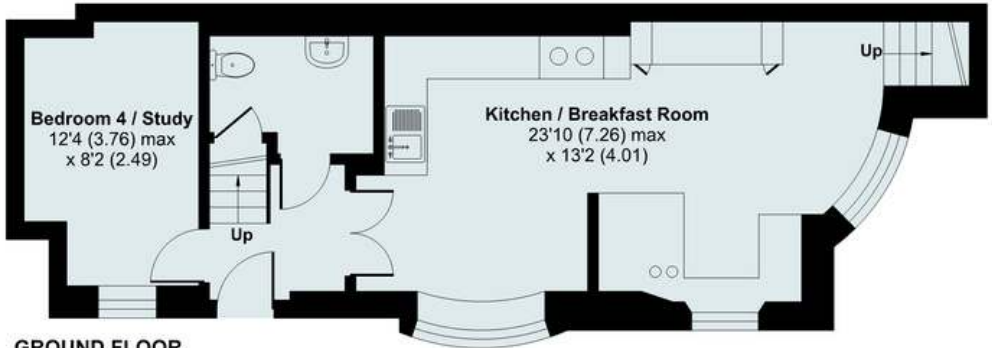
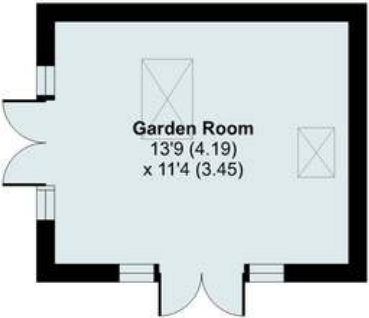


Approximate Area = 1563 sq ft / 145.2 sq m
Garage = 235 sq ft / 21.8 sq m
Riverside Studio = 210 sq ft / 19.5 sq m
Garden Room = 156 sq ft / 14.4 sq m
Total = 2164 sq ft / 201 sq m

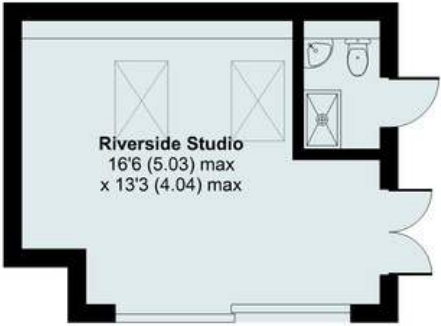
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023.
Produced for Marchand Petit Ltd. REF: 1014961



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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.




MARCHAND PETIT
COASTAL, TOWN & COUNTRY

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