



**Rose Cottage**  
Bridgend, Noss Mayo, Devon, PL8 1DX

SOUTH HAMS'  
LEADING  
ESTATE AGENT

**Marchand Petit**  
ESTATE AGENTS

## Rose Cottage Bridgend, Noss Mayo, PL8 1DX

*An exceptionally picturesque semi-detached 4 Bedroom cottage located in a glorious setting above the stunning Yealm Estuary in the creekside village Noss Mayo. Far reaching estuary views, spacious roof terrace, extensive landscaped gardens and woodland extending to approximately 1.65 acres. Garage and ample parking for 5-6 cars.*

### Accommodation Summary

#### Ground Floor

Entrance hall, cloakroom, bathroom, bedrooms 2, 3, 4 and study.

#### First Floor

Kitchen/breakfast room, sitting/dining room, main bedroom suite with en-suite shower room.

#### Outside

Landscaped gardens and woodland in about 1.65 acres, garage and parking for several vehicles.

#### Mileage

*Local shops/riverside pubs, etc 0.5 mile, A38 9 miles, Dartmoor National Park 11 miles, Plymouth City Centre/waterfront 11 miles, M5 38 miles (distances approximate)*

Newton Ferrers Office  
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Chocolate box 5 Bedroom cottage  
Glorious setting above the stunning Yealm Estuary  
Located in the creekside village of Noss Mayo  
Far reaching estuary views  
1.65 Acres of extensive landscaped gardens and woodland  
Spacious roof terrace with stunning views and sunsets  
Luxurious principal bedroom with walk in wardrobe and beautifully appointed ensuite  
3 Further Bedrooms and family bathroom  
Spacious sitting/dining room with woodburning stove and patio doors to the adjoining garden.  
Substantial garage/outbuilding  
Ample parking for 5-6 cars





Rose Cottage in Noss Mayo is a quintessential, chocolate box cottage located in a glorious setting above the Yealm Estuary in the creekside village of Noss Mayo. Unusually for properties within the village it not only offers spacious 4 bedroom accommodation but also an extensive 1.65 acres of landscaped gardens and woodland (approximately), ample parking for 5-6 cars and a large garage/outbuilding. This attractive cedar roofed property provides spacious accommodation and has an abundance of character features throughout including exposed beams, vaulted ceilings, exposed stone walls and oak flooring. From the lower ground floor the front door opens into the entrance hall with feature turned gallery staircase leading to the first floor. Also on this level are 3 spacious bedrooms, study, a family bathroom and separate WC. On the upper ground floor the staircase opens into a very well appointed shaker style kitchen with integrated appliances, range cooker and central island with breakfast bar. The granite work tops, mood lighting and built in sound system all make this a very appealing space. From here doors lead to the outside, living/dining room and to the principal bedroom suite. The living/dining room is a light and bright spacious room with patio doors leading onto the garden and feature fireplace with wood burning stove. The principal bedroom suite also located on this level is a most impressive room with beautiful estuary views. The vaulted ceiling with exposed beams further enhances this luxurious space along with a walk-in wardrobe and beautifully appointed en-suite.

From the back door a path leads to the parking area, garage, gardens and roof terrace. The spacious roof terrace provides far reaching estuary views and is a perfect spot for enjoying magnificent sunsets. This terrace provides ample space for entertaining and dining. From the sitting/dining area patio doors open onto another spot perfect for alfresco dining, this paved patio area extends onto the landscaped gardens throughout which a path meanders amongst beds with a mature range of plants and shrubs - this property is a gardeners paradise! Beyond the more formal gardens are more naturalised areas and woodland from which views over the estuary can be enjoyed. To the rear of the property is a parking area for 5-6 cars with a path to the back door. In addition to this the property has a substantial garage/outbuilding perfect for storing a vehicle, boat, or water sports/garden equipment.

#### Location

The twin villages of Newton Ferrers and Noss Mayo straddle the Yealm Estuary. The property lies within the Conservation Area adjoining Noss Hard. Long walks are available from the doorstep, along the estuary and around the National Trust headland of The Warren. Both The Ship and The Swan inns are a short walk away, and there are well cared for tennis courts only about 200 metres from the property. Noss Mayo also includes a church and a village hall, while Newton Ferrers has a range of facilities including a pharmacist, The Dolphin pub, yacht club, Post Office, butcher's and a local supermarket, an excellent café/deli, thriving primary school, church, modern WI Hall, and bus route. More comprehensive amenities are to be found in nearby Yealmpton (about 5 miles away), Modbury, Ivybridge and Plymouth (about 12 miles distant). Deep water moorings and slipway facilities are located around the Yealm Estuary.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total area: approx. 182.8 sq. metres (1967.5 sq. feet)

#### LOCAL AUTHORITY

South Hams District Council. Council Tax Band F.

#### SERVICES

Mains water, drainage and electricity.

#### FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other 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.

#### TENURE

Freehold.

#### VIEWINGS

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

#### 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 shortly after this you will see a turning on your left signed Rowan Orchard, take this and then the next right. This leads onto the private driveway, garage and parking area for Rose Cottage to the rear of the property.



#### 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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