

APARTMENT 5, THE YEALM NEWTON FERRERS




MARCHAND PETIT
COASTAL, TOWN & COUNTRY



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Apartment 5, The Yealm | 104 Yealm
Road | Newton Ferrers | Devon | PL8 1BL

A spacious two bedroom penthouse (with lift
access) in the most stunning location overlooking a
beautiful natural harbour.

Mileages

Plymouth (shops / restaurants) - 9.7 miles, A38 - 8.0
miles, Exeter - 43.6 miles, Local Pubs / Restaurants
- 0.5-1.5 miles, Mothecombe Beach - 5.4 miles, Bens
Farm Shop - 3.5 miles
(All mileages are approximate)

Accommodation

Hall, Open Plan Kitchen, Dining and Living Room,
Balcony, Two Bedrooms with En-suites.
2 Parking Spaces and a Store Room

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk
The Green, Parsonage Road, Newton Ferrers, Devon,
PL8 1AT

Apartment 5, The Yealm

"This sensitive restoration is probably one of the
most exciting developments in the South Hams."

Overlooking the beautiful natural harbour and retaining the existing Victorian facade of the original hotel building, which is familiar to local residents and visitors alike. The site has its own woodland, which after years of neglect has been restored including replanting with sweet chestnut and English oak.

The former River Yealm Hotel was opened in 1898 and originally a branch railway line was planned to bring guests right to the front door – but the line was never built. Instead a steamer transported people to the hotel jetty and ever since, those who sail into the Yealm Estuary will be familiar with this local landmark.

The building, which was converted and completed in 2020, has been sensitively converted into six two-bedroom apartments. The large glass apex window and a terrace takes full advantage of the evening sun & mesmerising views.

The village of Newton Ferrers and its twin Noss Mayo are just a short distance away, offering charming pubs, a thriving sailing scene, and a true sense of coastal community. For those looking to explore further, the South West Coast Path and several unspoiled beaches are easily accessible, while the vibrant city of Plymouth is within easy reach for shopping, dining, and travel links.





Key Features:

- Spectacular south-west facing views over the beautiful natural harbour
- Large apex glass window and private balcony to enjoy sunsets and waterfront scenery
- Two generous double bedrooms
- Two allocated parking spaces
- Shared private jetty
- Access to communal gardens and private woodland

“Strategically set on the south west corner of the building on the top floor level maximising the long view over the water”





Property Details

Services:	Mains water, electricity, gas and drainage.
EPC Rating:	Rating - B
Council Tax:	Band G
Tenure:	Leasehold, share of freehold. 999 years with 993 years remaining.
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234
Management Compt Charge	£3885.50 plus £1338.71 towards building insurance.

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 Exeter, follow the M5 and then the A38 towards Plymouth for approximately 32 miles and the the Smithleigh exit. Turn left towards Yealmpton and continue onto the B3186. Follow this for approximately 6 miles into Newton Ferrers. Continue onto Yealm Road for approximately ¾ mile and the River Yealm Hotel is located on the right hand side.

Viewing

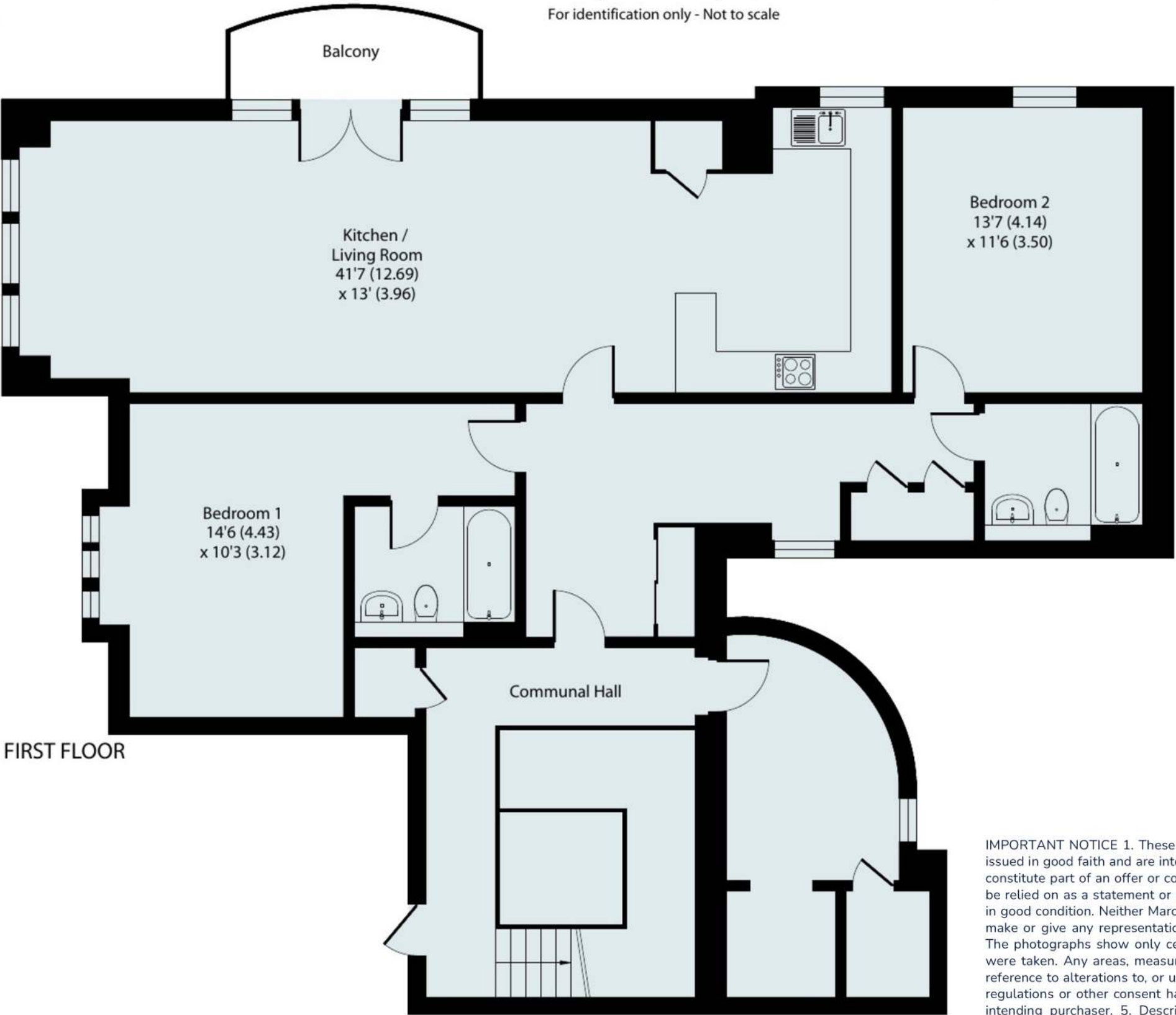
Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.



Floor Plans



Approximate Area = 1230 sq ft / 114.2 sq m (excludes communal hall)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Marchand Petit Ltd. REF: 1286588

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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.




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