

WOODMEADOW NEWTON FERRERS



MARCHAND PETIT
COASTAL, TOWN & COUNTRY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Woodmeadow | Newton Ferrers | Plymouth | Devon | PL8 1JA

A rare off-grid retreat with modern farmhouse and approaching
8 acres of land/woodland, 7,000 sq ft of agricultural
outbuildings and two static caravans. Perfect for sustainable
living, smallholding ambitions or equestrian use near the South
Devon coast.

Mileages

Kingsbridge 17 miles, A38 9 miles, Plymouth 11 miles,
Ivybridge 8½ miles (distances approximate)

Accommodation

Ground floor

Entrance Porch, Kitchen / Dining Room, Sitting Room,
Utility Room, Office, Cloakroom

First floor

Master Bedroom, Bedroom Two, Bedroom Three, Bedroom
Four, Family Bathroom

Outside

Garage, Pastureland, Woodland, Agricultural Buildings, Static
Caravans (in all just under 8 acres)

Newton Ferrers Office

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

Woodmeadow

“An exceptional opportunity to acquire a
selfsufficient, off-grid small holding comprising in
all just under eight acres of pasture and woodland.”

A rare off-grid retreat with modern farmhouse and approaching 8 acres of land/woodland, 7,000 sq ft of agricultural outbuildings and two static caravans. Perfect for sustainable living, smallholding ambitions or equestrian use near the South Devon coast.

Tucked away in the rolling hills just outside the estuary village of Newton Ferrers lies a home that answers a growing desire: to live more simply, more sustainably, and more in tune with the land. This smallholding offers complete off-grid living, with approaching eight acres of gently sloping pasture and woodland, a traditionally built modern farmhouse, and a wide range of outbuildings all within easy reach of the South Devon coast.

Built in 2008, the farmhouse is well-proportioned and incredibly practical the kind of home that welcomes muddy boots and fresh air. At its heart is a large open-plan country kitchen and dining area, complete with a woodburning Rayburn that not only brings warmth to the space but also provides hot water and partial central heating. There's a utility room just off the kitchen, a ground-floor shower room, and a separate study for those working from home. The sitting room, with its generous proportions and garden views, is a natural gathering place for winter evenings. Upstairs, four double bedrooms and a family bathroom provide plenty of space for family and guests.

The house sits on the southern edge of the land, which gently rises towards the north, where a stretch of woodland frames the boundary and gives way to a small, tree-lined stream, a peaceful, protected landscape with potential for smallholding use, conservation, or simply space to breathe.

Adjacent to the entrance drive, two static caravans have stood quietly for over 20 years. If replaced they offer the possibility to create further accommodation for extended family and guests.

Across the grounds, a collection of agricultural outbuildings extends to over 7,000 square feet. Well-positioned and full of potential, they offer flexible use in their current form or could lend themselves to workshops, storage, or creative pursuits, subject to the necessary change of use consents.

There is further potential to create holiday letting accommodation, subject to the necessary planning consents.

What sets this property apart is its rare, fully self-sufficient infrastructure. Off-grid by design and entirely independent of mains services, it draws private water and produces its own electricity via an on-site turbine and solar panels. Power is stored through battery systems, with a diesel generator providing back-up, a reassuring blend of traditional values and practical modernity.

Certificate of Lawfulness for Existing Use - GRANTED on 27th May 2025 by virtue of planning consent 1069/25/CLE for the existing dwelling, caravans and agricultural buildings this means that the property is no longer subject to an agricultural occupancy restriction and replacement of the existing caravans and agricultural buildings if for the same use and size would not require further planning.

The land is registered under Agricultural Holding Number 10/132/0096.

For those seeking a gentler pace and the space to cultivate their own version of rural life, this is a place of genuine opportunity where life unfolds in step with the seasons, offering the calm of countryside living as well as the draw of the coast within easy reach.





Location

Set within the South Hams Area of Outstanding Natural Beauty, just minutes from the twin villages of Newton Ferrers and Noss Mayo, this location offers an enviable combination of rural and coastal living. Overlooking the peaceful Yealm Estuary, these sought-after villages are a haven for sailing enthusiasts and nature lovers alike.

With the shimmering waters of the Yealm Estuary in close proximity to the property, and Mothecombe Beach a short drive away, this is an unrivalled setting for those drawn to life on the land and sea. Whether it's setting sail for coastal adventures, paddleboarding along tranquil inlets, or plunging into sheltered waters for an invigorating wild swim after a hard day on the land this is the property for you.

The villages have a strong sense of community, with everything you need close at hand: a village Co-op, post office, pharmacy, two churches, and a choice of three welcoming pubs. A popular delicatessen/café a buzzing hub of village life is also nearby. A thriving yacht club and a well-regarded primary school add to the appeal. Throughout the year, the villages come alive with events, from regattas to festive gatherings.

For those who love the outdoors, spectacular coastal and countryside walks are on the doorstep, including the breathtaking South West Coast Path and National Trust-owned shoreline. With picturesque woodland trails and hidden coves waiting to be explored, the area offers a perfect balance of adventure and tranquillity.

The nearby city of Plymouth provides a vibrant cultural scene, excellent transport links, and a highly regarded university, making it convenient for work, study, and leisure.





Property Details

Services:	Off grid for all services. Private water, drainage, electricity and gas.
EPC Rating:	Current: D - 58, Potential: D - 61, Rating D
Council Tax:	Band C
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

On leaving Newton Ferrers turn left just before the water tower and proceed along this lane, pass Butts Park along a narrow lane descending down a hill where the property will be found on your left hand side in an elevated position. Alternatively travelling from Plymouth along the A379 turn right just past the entrance to Kitley House towards Punch Lynch Bridge, continue along this narrow lane for approx. a mile and rising up hill, look for the first right hand turn, turn right and continue for about $\frac{3}{4}$ s of a mile where the property will be found on the right hand side.

Viewing

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

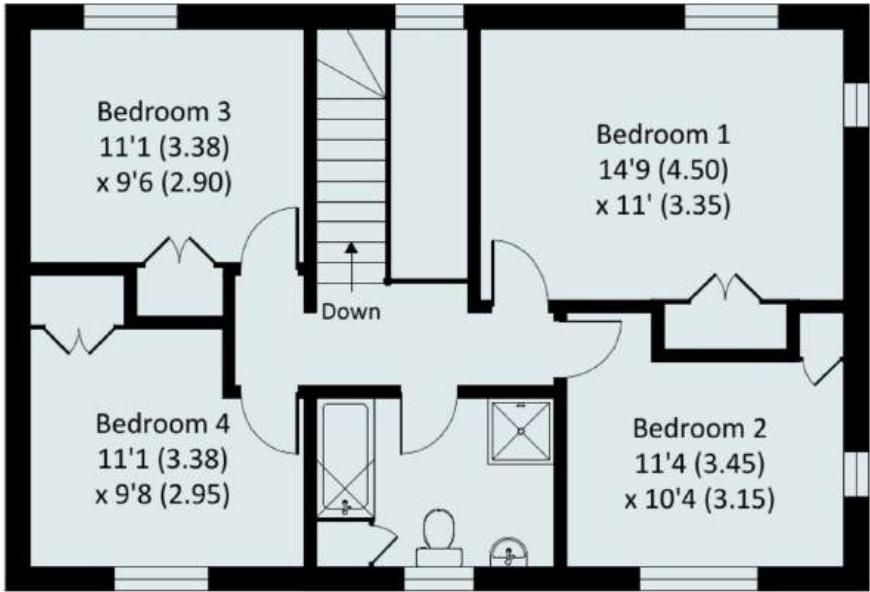
Key Features:

- Fully off-grid four-bedroom farmhouse with private water, solar panels, wind turbine and battery storage
- Approaching 8 acres of gently sloping pastureland and woodland with small stream and natural boundaries
- Over 7,000 sq ft of adaptable agricultural outbuildings with potential for workshops, storage or creative use (STP)
- Peaceful and private setting just minutes from Newton Ferrers and the South Devon coast
- Spacious country kitchen with woodfired Rayburn providing hot water and partial central heating
- Two long-standing static caravans offering potential for additional accommodation/rural retreats (STP)
- Certificate of Lawfulness granted (27th May 2025) — the property is no longer subject to an agricultural occupancy restriction
- Idyllic location within the South Hams AONB, near the Yealm Estuary, Newton Ferrers, Noss Mayo and Mothecombe Beach



Floor Plans

Approximate Area = 1673 sq ft / 1554 sq m
Garage = 311 sq ft / 28.9 sq m
Outbuildings = 5159 sq ft / 479.3 sq m
Total = 7143 sq ft / 663.6 sq m
For identification only - Not to scale



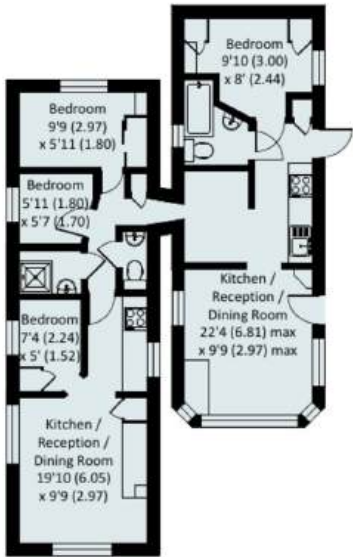
FIRST FLOOR



GROUND FLOOR

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Marchand Petit Ltd. REF: 1090586

Approximate Area = 1673 sq ft / 1554 sq m
Garage = 311 sq ft / 28.9 sq m
Outbuildings = 5159 sq ft / 479.3 sq m
Total = 7143 sq ft / 663.6 sq m
For identification only - Not to scale



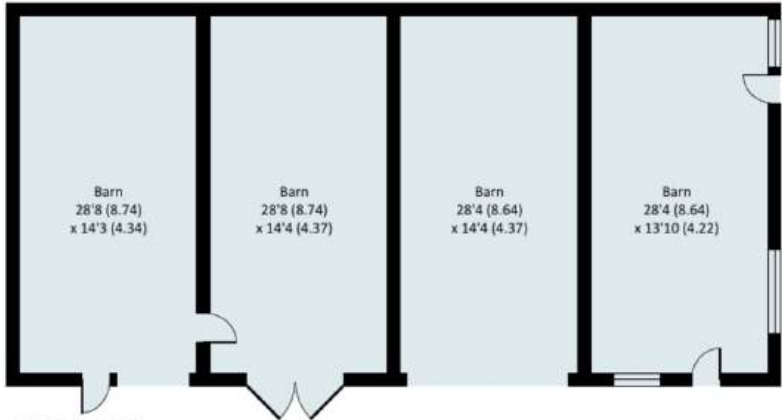
CARAVAN



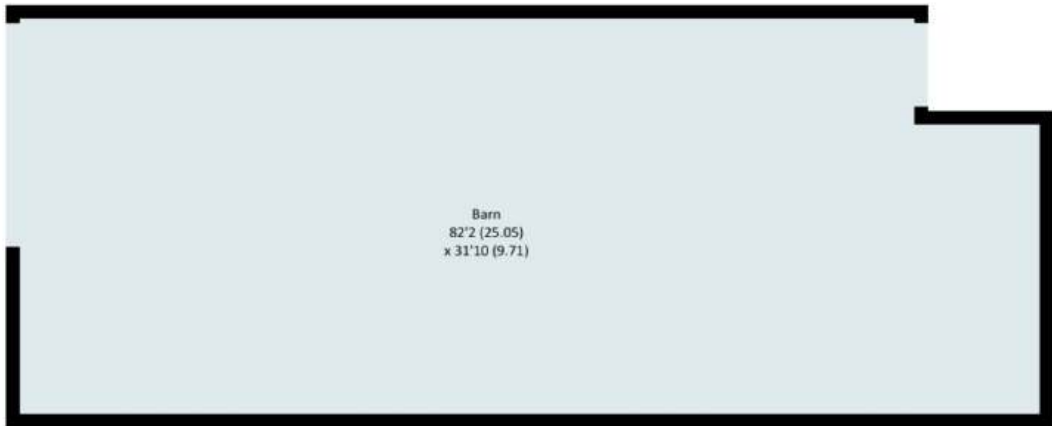
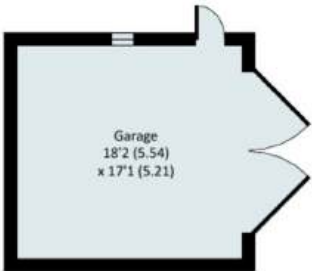
OUTBUILDING 4



OUTBUILDING 3



OUTBUILDING 2



OUTBUILDING 1

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Marchand Petit Ltd. REF: 1090586

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.



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590