

FROGIMORE NEWTON FERRERS



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

Frogimore | Newton Hill | Newton Ferrers | Devon | PL8 1AB

An immaculate coastal village cottage, nestled in the heart of the picturesque twin villages of Newton Ferrers and Noss Mayo in the scenic South Hams region of Devon. Cleverly designed to maximise space, storage and light with two double bedrooms, a superb bespoke kitchen/dining room and cosy sitting room.

Frogimore is a quintessential characterful cottage, having been comprehensively refurbished and decorated in the last two years, restoring period features and enhancing the cottage to maximise the light and sunshine into the two, now open plan, downstairs rooms. A particularly attractive feature of the property is the hand fitted Yealm Kitchen designed to exacting standards and beautifully executed to provide a stylish and functional entertaining and delightful kitchen to work in. Slightly elevated from the convivial sitting room, the kitchen/dining room allows light from the rear to flood into the downstairs open plan layout and allows the zones to nicely flow into one another.

In the two double bedrooms and stylish shower room upstairs, equal thought has been given to the design, decoration and storage elements of these light and airy, well-presented rooms.

Frogimore has a successful, established holiday letting income and equally offers a characterful, turn key home in the heart of this popular waterside village. Furniture available by separate negotiation.

Newton Ferrers lies on the northern slope of the beautiful estuary of the River Yealm within the South Devon Area of Outstanding Natural Beauty. The villages, enjoy a range of amenities including two churches, primary school, post office, Cooperative store, chemists, a thriving Café at The Green, 3 pubs and an active yacht club. Fine woodland and coastal walks lead from the village, on part of the South West Coast Path and the river is renowned as yachting haven, ideal for water sports.

Newton Ferrers Office

01752 873311 |

newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers,
Devon, PL8 1AT



Property Details

Services: Mains water, electricity, gas and drainage.

EPC Rating: Current - 73 Potential - 92

Council Tax: Currently Business Related

Tenure: Freehold

Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- Immaculate, costal cottage
- Water views, period features
- Full of charm and character
- Central village location
- Bespoke, handmade kitchen
- High specifications throughout
- Easy access to public tidal slipway
- Well established holiday letting history

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 Plymouth, take the A379 towards Kingsbridge, turn right onto the B3186 signposted Newton Ferrers. On entering the village, passing Marchand Petit's office, follow this road around down to the centre of the village, keeping the church on your right-hand side. At the Co-Op stores turn left down Newton Hill. Frogimore is located at the bottom of Newton Hill, opposite the war memorial, on the right.

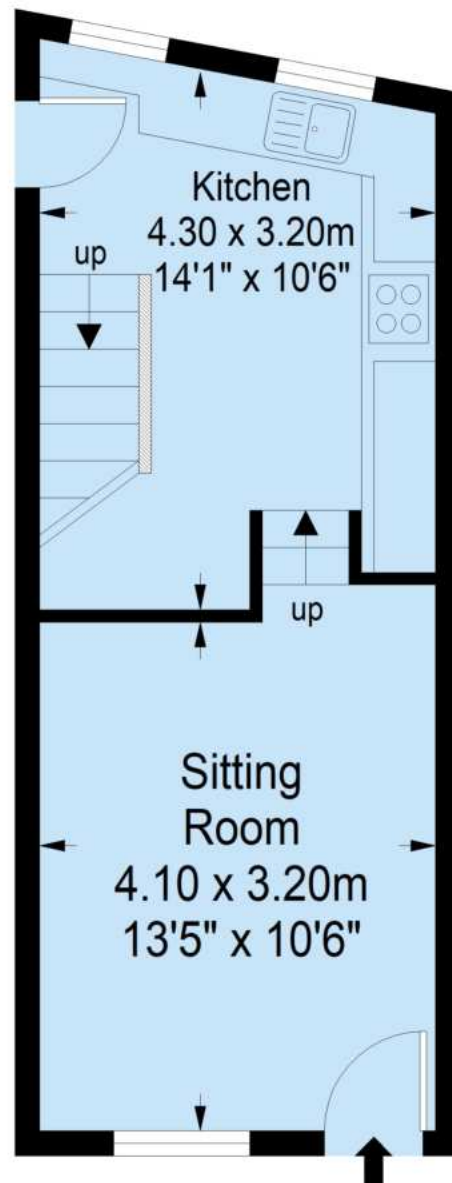
Viewing

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

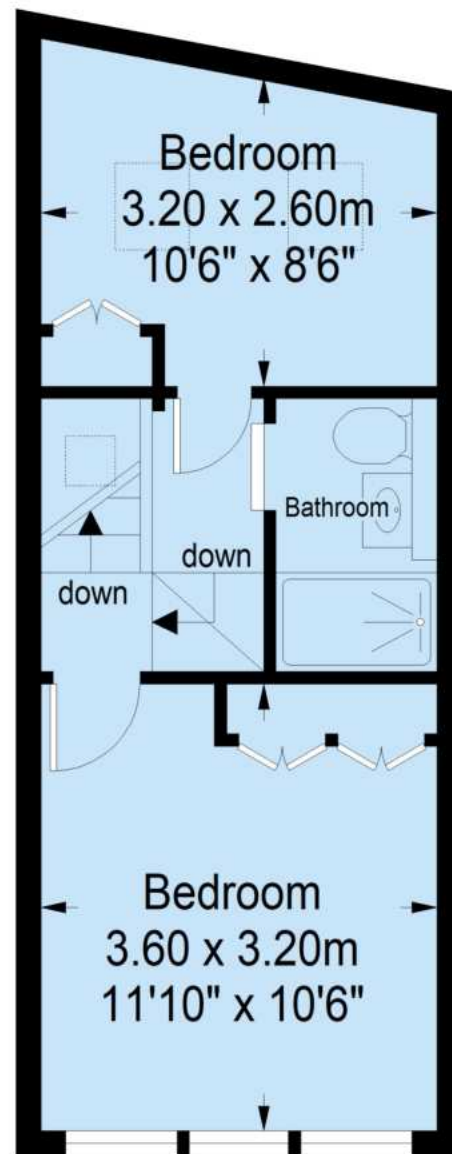


Floor Plans

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



Ground Floor



First Floor

*Total area 54 Sq.m
(581 Sq.ft) Approx.*



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.