

YEALM LODGE 20, BRIAR HILL FARM NEWTON FERRERS



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

Yealm Lodge | 20 Briar Hill Farm | Newton Ferrers | Devon | PL8 1AR

Positioned in a peaceful, elevated spot within the much-loved South Hams village of Newton Ferrers, Yealm Lodge offers a calm and contemporary base for coastal getaways. Purpose-built with ease and comfort in mind, this detached lodge features a bright, open interior and a generous south-facing terrace—making it equally suited to private enjoyment or holiday letting.

Set within the quiet and well-kept grounds of Briar Hill Farm, this three-bedroom lodge is arranged over a single level and finished to a high standard. Thoughtfully designed to maximise natural light and outlooks, the interiors feel open and welcoming, with vaulted ceilings, pale timber tones and French doors that lead directly onto the outdoor deck. The result is a relaxed, airy living space with a seamless connection to the surrounding greenery and fresh air.

At the heart of the home is an open-plan living area that brings together kitchen, dining and sitting spaces into one sociable zone. High ceilings, large windows and a calming neutral palette enhance the sense of space and light. The kitchen is well equipped with a full suite of integrated appliances, while the dining area sits beside French doors that open onto the south-facing deck—perfect for inside-outside living during warmer months.

Three double bedrooms offer flexibility for hosting friends and family. The principal bedroom includes an en-suite shower room and dressing area, while the remaining two bedrooms are served by a separate family bathroom. A small entrance lobby with coat storage adds a practical touch to the well-considered layout.

A wide, level terrace runs the full width of the lodge, framed by glass balustrades for uninterrupted views across the park and towards the village and church beyond. There's ample space for outdoor dining or simply relaxing in the sun—an ideal extension of the living space in the warmer seasons.

A large under-terrace storage area offers practical space for holiday gear, and an allocated parking space sits conveniently beside the lodge.

Yealm Lodge is located within the estuary village of Newton Ferrers a short walk from local amenities including the The Green Deli/Coffee Shop, The Co-Op, Post Office and the village pubs. One of South Devon's most desirable coastal villages, known for its peaceful sailing waters, scenic estuary walks and welcoming community, the area offers an appealing blend of tranquillity and coastal charm. With the twin village of Noss Mayo just across the water and miles of unspoilt coastline nearby, this is a destination that draws those seeking a slower pace and a stronger connection to nature—whether for weekends, holidays, or longer seasonal escapes.

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

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



Property Details

Services:	Connected to park electricity, LPG gas, water and drainage. Electricity and gas are metered. Broadband is available on-site
Tenure:	Leasehold - Yealm Lodge is offered on a 29 year lease with the option to extend by separate negotiation.
Contents	Some of the contents are available by separate negotiation making this a fantastic turn-key opportunity.
Ground Rent and Service Charge	The ongoing yearly Ground Rent is currently £4,770 (including VAT) plus a service charge of £630 for 2025, these can vary year by year. All Services are metered and charged to each individual lodge by The Park owner.
Occupancy	All lodges at Briar Hill are for holiday use only and cannot be used as permanent residences. Proof of an alternative primary address will be required before a sale proceeds. The park is open year-round.
Holiday Letting	Holiday letting is permitted, and the site owner offers an on-site management service to support this.

Key Features

- Open-plan living - Fully fitted modern kitchen with integrated appliances
- Three double bedrooms (one en-suite)
- Contemporary family bathroom
- South-facing decked terrace
- Allocated parking beside the lodge
- Holiday use only (evidence of alternative residence required)
- Potential for strong holiday letting returns
- On-site management service available

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.

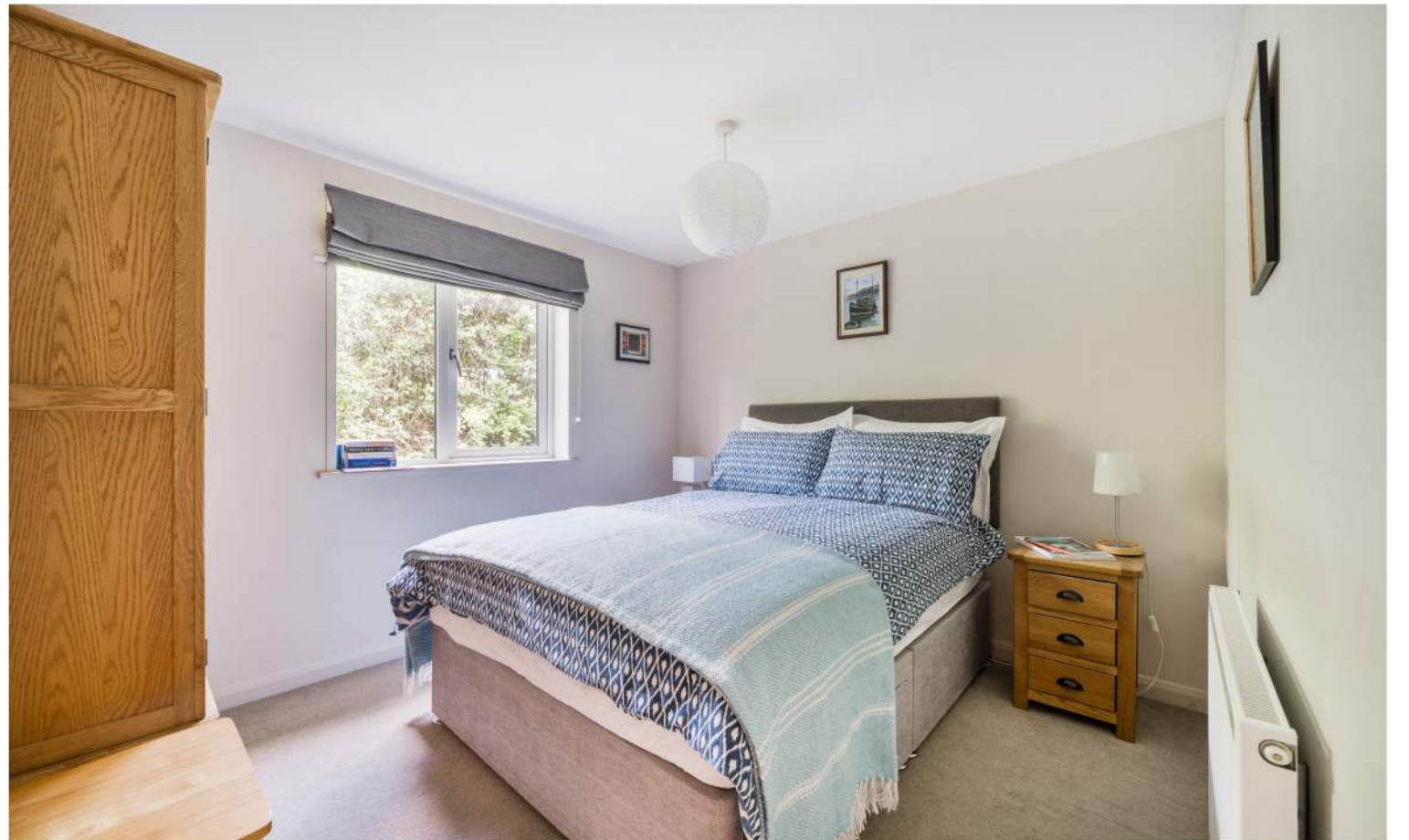
Directions

By car: By car: Take the A38 into Devon, heading towards Plymouth, then take the exit marked Smithaleigh/Yealmpton. From Yealmbury Hill, at the crossroads in Yealmpton go straight over the A379 onto Torr Hill and then at the junction continue straight along Torr Hill following the signs to Newton Ferrers, continuing into the village and along Parsonage Road to The Green. You'll find Briar Hill Holiday Park on your right-hand side, just after The Green Deli/Coffee Shop before the turning to Court Road on your Right. Yealm Lodge, number 20 will be found after a short distance on your right.

Viewing

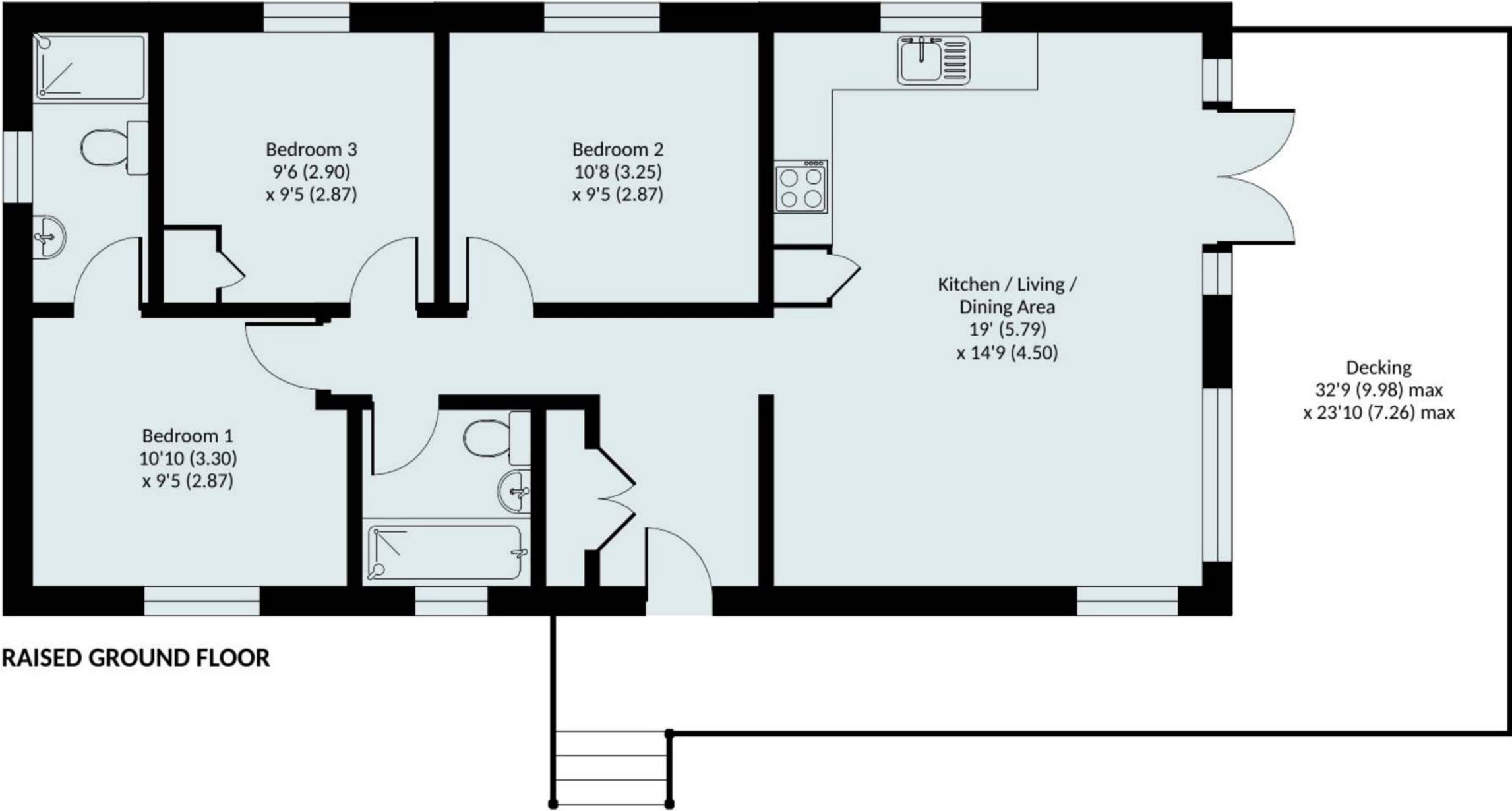
Strictly by appointment with the sole agents, Marchand Petit Newton Ferrers
Office 01752 873311







Approximate Area = 769 sq ft / 71.4 sq m
For identification only - Not to scale



RAISED GROUND FLOOR

 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: 1289911

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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.