

12 THE FAIRWAY

NEWTON FERRERS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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**12 The Fairway | Newton Ferrers |
Plymouth | Devon | PL8 1BX**

**Detached 4/5 bedroom home in sought after
Newton Ferrers. Generous gardens, countryside
views, driveway, garage and carport. Peaceful no
through road close to estuary and village amenities.**

Mileages

A38 8 miles • Exeter 42 miles • Plymouth 10 miles

(Distances are approximate)

Accommodation

Ground Floor

Sitting / Dining Room, Kitchen, Office, Shower Room,
Hall

First Floor

Four Bedrooms, Family Bathroom

Outside

Garden, Garage, Tool Hut, Garden Store, Storage Shed,
Studio

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

Linhay the Green, Parsonage Rd, Newton Ferrers,
Plymouth PL8 1AT



12 The Fairway

Set within a spacious and well-established plot, this detached 4/5 bedroom home sits on a wide and peaceful no through road in the heart of Newton Ferrers, one of the South Hams' most desirable coastal villages. Rarely available and much admired, The Fairway occupies a low density residential setting, defined by mature planting and fabulous southerly views across this ever popular estuary village.

Originally built in the 1960s, the property has been cherished as a much loved family home. Light filled interiors flow with ease, offering the space and flexibility so many are searching for. Positioned behind its large south facing front garden, the house enjoys a slightly elevated setting to take full advantage of the beautiful surrounding outlook.

Inside, a welcoming hallway sets the tone for the calm and relaxed atmosphere throughout. The principal reception space is a generous L shaped sitting and dining room, featuring a wood burner, parquet flooring and French doors that open onto the rear terrace, ideal for alfresco dining. The kitchen also connects directly with the garden, creating a natural link between inside and out. A decked terrace in the front garden provides another sunny spot to relax at different times of day.

A versatile study or fifth bedroom with an attractive outlook across the front garden sits on the ground floor, alongside a shower room and WC. Upstairs, four bedrooms open off a bright, airy landing and are served by a family bathroom.

The property is approached via a private driveway offering ample parking, with a carport and single garage to the side. A useful garden store adds extra practicality. At the rear, a detached studio offers an inspiring space for a home office, gym or creative retreat, surrounded by nature and enjoying open countryside beyond. The garden itself is a standout feature, with a generous lawn, paved seating areas and wonderful rural views across adjoining farmland.

Set within the South Hams Area of Outstanding Natural Beauty, the twin villages of Newton Ferrers and Noss Mayo offer an exceptional coastal lifestyle. Overlooking the tranquil waters of the Yealm Estuary, this sought after location is a haven for sailing enthusiasts and nature lovers alike. With the shimmering river just moments away, it is the perfect base for coastal adventures, from paddleboarding and sailing to wild swimming in sheltered coves.

The villages have a strong sense of community, with everything you need close at hand including a village Co-op, post office, pharmacy, two churches and three well loved pubs. A popular delicatessen and café provides a vibrant hub of village life, all within easy reach of the property.

A thriving yacht club and well regarded primary school add to the appeal. Throughout the year, the villages host a calendar of local events from summer regattas to festive gatherings.

For lovers of the outdoors, scenic walks begin on your doorstep, including the dramatic South West Coast Path and National Trust owned coastline. Woodland trails, hidden beaches and peaceful country lanes offer a lifestyle that balances adventure and tranquillity. Meanwhile, the nearby city of Plymouth provides excellent transport links, cultural attractions and a respected university, ideal for work, study or leisure.





Key Features:

- Detached 4/5 bedroom home in desirable Newton Ferrers
- Positioned on a quiet, wide no through road
- Generous south facing front garden and spacious rear garden
- Beautiful countryside views, backing onto open fields
- Spacious L shaped sitting and dining room with wood burner
- Driveway parking, carport, single garage and garden store
- Close to village amenities and the estuary





Property Details

Services:	Mains water, electricity, gas and drainage, Gas central heating (gas boiler, Worcester heating system)
EPC Rating:	Current: D - 56, Potential: B - 84, Rating: D
Council Tax:	Band F
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

From the A379 at Yealmpton, take the B3186 to Newton Ferrers. Continue past Marchand Petit's office on the right, and bear around to the right take the first right turn into Court Road. After about 200 yards turn right into The Fairway, and Number 12 will be found on the right hand side of the road as it levels out.

Viewing

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



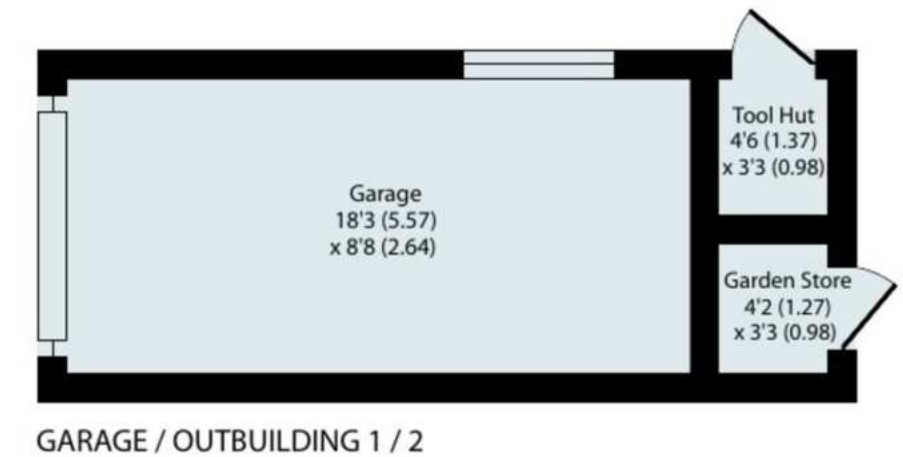
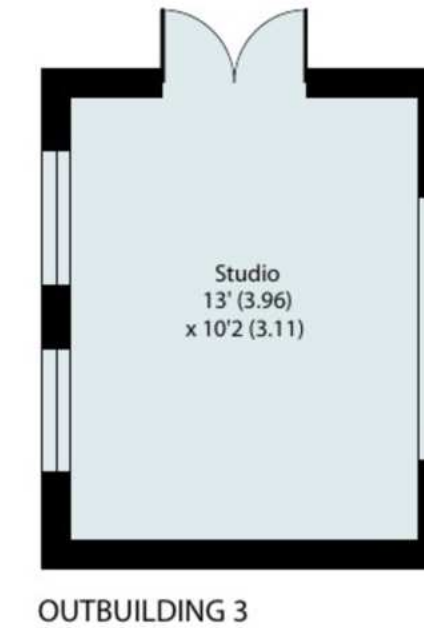
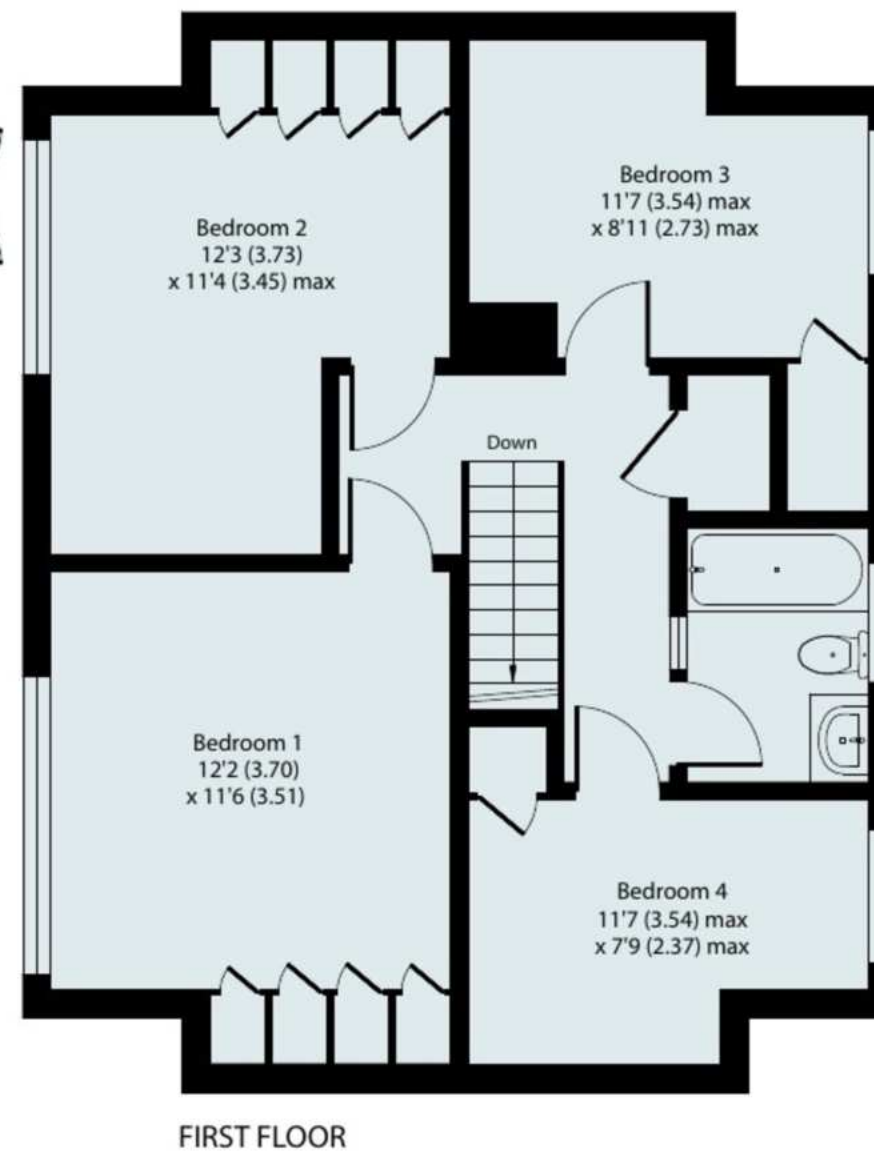
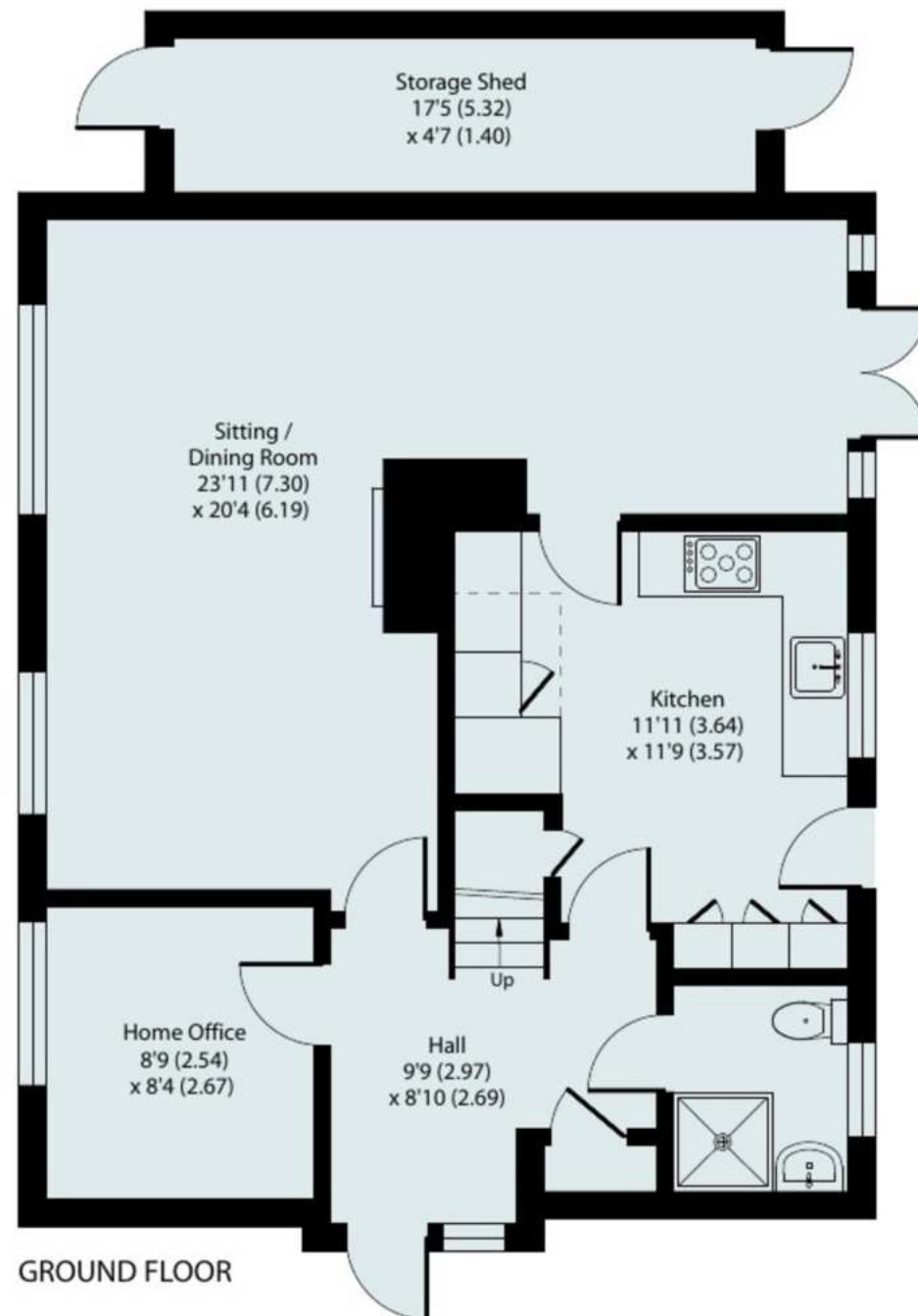
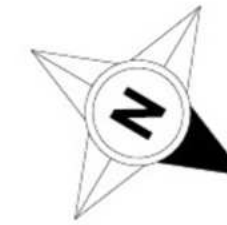
Approximate Area = 1381 sq ft / 128.2 sq m

Garage = 158 sq ft / 14.6 sq m

Outbuildings = 238 sq ft / 22.1 sq m

Total = 1777 sq ft / 165 sq m

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: 1282727

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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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