

# 7 YEALM VIEW ROAD NEWTON FERRERS







# MARCHAND PETIT

COASTAL, TOWN & COUNTRY

## 7 Yealm View Road | Newton Ferrers | Plymouth | Devon | PL8 1AN

In a tranquil waterfront setting, close to village amenities, renovated to exacting standards and stylishly remodelled to create a superb, 3 bedroom versatile detached house, designed to maximise the enviable views and provide light and airy, open plan living ideal for today's coastal lifestyle. Gym/home office, balconies, off road parking and garden.

### Mileages

A38 7 miles, Dartmoor National Park 10 miles, Plymouth 12 mile, Exeter and M5 connection 45 miles (distances approximate)

### Accommodation

#### Ground Floor

Entrance Lobby, Open Plan Kitchen / Sitting / Dining Room, Store Room, Utility Room, Balcony

#### First Floor

Bedroom with Bathroom, Two Further Bedrooms, WC, Balcony

#### Basement

Gym / Home Office

#### Outside

Garden, Double Parking, Electric Car Charger

### Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

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

### Prime Waterfront & Country House

01548 855590 | pwch@marchandpetit.co.uk

94 Fore St, Kingsbridge TQ7 1PP





There is something special about coastal no through roads, that turn into paths- especially when they lead you closer to water and village highlights – often tranquil, seldom discovered by general visitors and yet enjoyed by residents for their proximity to all amenities and easy access to leisure pursuits.

Yealm View Road is one such location in the prime coastal village of Newton Ferrers, overlooking the attractive creekside village of Noss Mayo through a vibrant selection of specimen trees that fringe the sparkling waters of the River Yealm estuary.

7 Yealm View Road has recently undergone a transformation into a chic and contemporary home, handsomely finished in eye catching painted Siberian larch, the feel of the house is elegant from the moment you step over the threshold. The open plan selection of downstairs zones are enhanced by the beautifully appointed herringbone parquet flooring. The sitting room has enchanting views of the water at different times of the tide and seasons, From both the living and dining area you can step out onto the sun terrace, ideal for al fresco entertaining. The handleless, bespoke Mayflower kitchen has been designed with both luxury and function in mind, Siemens appliances, including a steam oven, are harmonized in the minimalist expansive workspace, the pleasing sleek array of wall units and draws continues into the utility room behind, which has doors into the garden and out to the side of the property.

Upstairs, the property benefits from three double bedrooms, each enjoying outstanding southernly views over the estuary. The master suite and second bedroom also opens out onto this balcony, which runs the width of the property and overlooks the creek, and benefits from an exceptionally well-appointed bathroom adding to the opulence of this beautiful bedroom suite with a superb range of built in wardrobes. Planning permission exists to add a second bathroom and extend into the rear garden.

Outside, 7 Yealm View Road has off road parking for 2 cars, an electric 7kW car charger, an adaptable room accessed via steps up from the drive which has recently been used as a home gym but would equally make a good home office or forth bedroom subject to necessary planning consents. To the rear of the house the garden is currently low maintenance and ready for landscaping and planting.

Newton Ferrers is a much sought after village on the northern slope of the tranquil River Yealm estuary, overlooking Noss Mayo on the other side of the water. The villages enjoy a range of local amenities including, local beaches, tennis courts, parks, two Churches, Post Office, 3 popular pubs with dining, a Yacht Club and a primary school. For more comprehensive shopping centres Plymouth is 12 miles to the west with Brittany Ferries' cross channel ferry port to Roscoff and Santander. Exeter and links to M5 are approx. 43 miles away. The South West Coast path and delightful woodland and coastal walks skirt the Yealm Estuary which is popular with local and visiting yachtsmen for its deep water moorings and visitor pontoons.







### Key Features:

- Engaging waterside views
- Exceptional specification and finish
- Newly remodelled and ready to occupy
- All principal rooms have water views
- Three double bedrooms
- Gym/home office
- Stylishly designed and well presented
- Adaptable layout for coastal living
- Fine outside entertaining areas
- Low maintenance garden and off road parking









# Property Details

<b>Services:</b>	Mains water, electricity, gas and drainage. Gas fired central heating.
<b>EPC Rating:</b>	Current: D - 67, Potential: C - 77, Rating: D
<b>Council Tax:</b>	Band G
<b>Tenure:</b>	Freehold
<b>Authority</b>	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 in Yealmpton, take the B3186 to Newton Ferrers. Continue past Marchand Petit's office at The Green and take the first left turning down Bridgend Hill, turn first right and take the lower road sign posted Yealm View Road, No. 7 is on the right hand side three quarters of the way down.

## Viewing

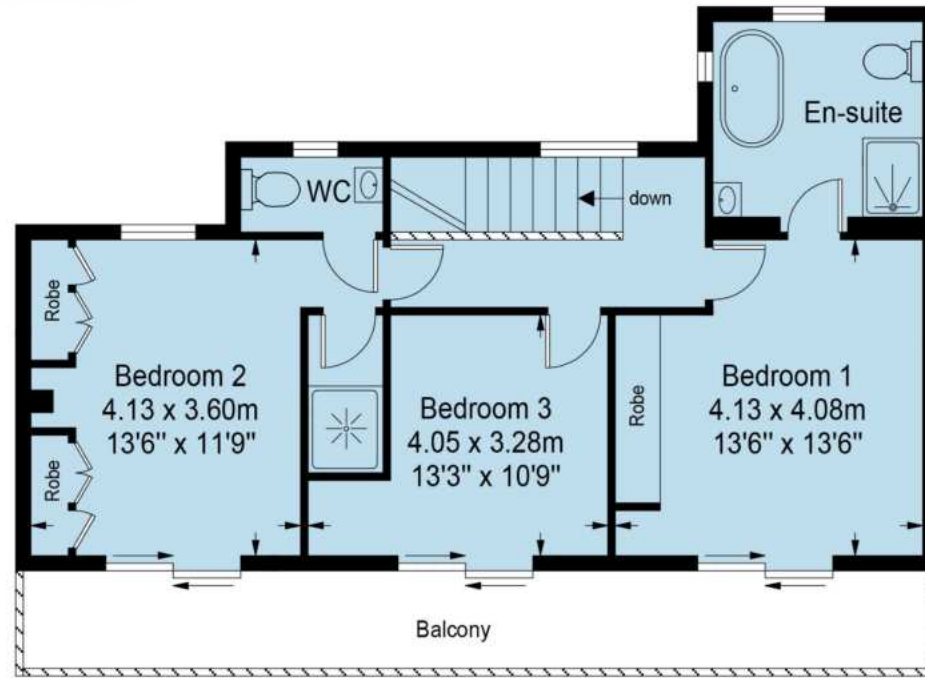
Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.



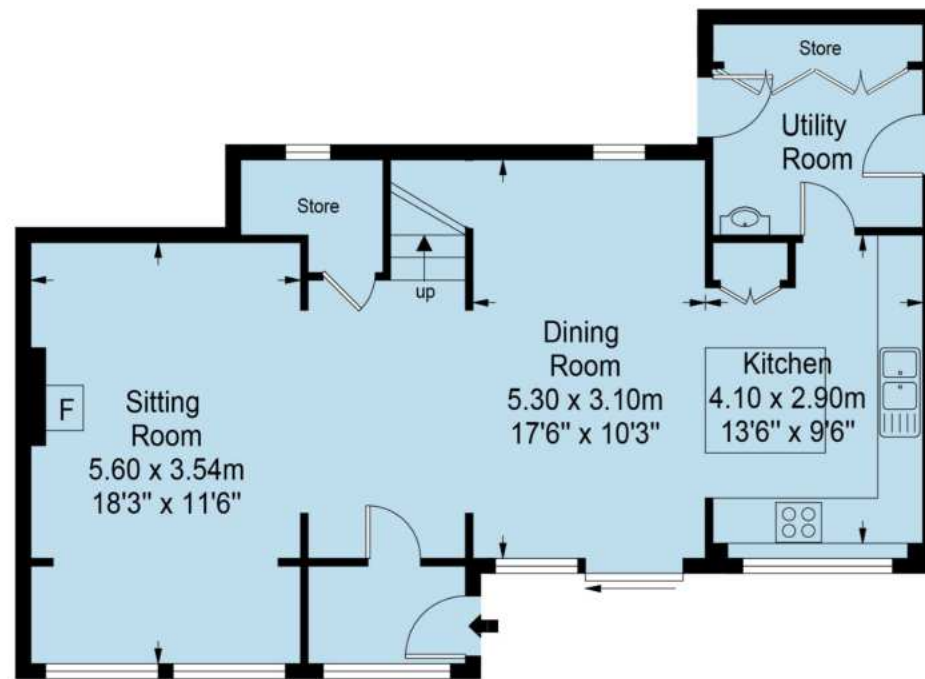
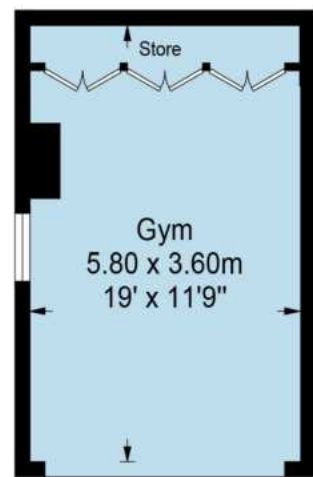


# Floor Plans

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

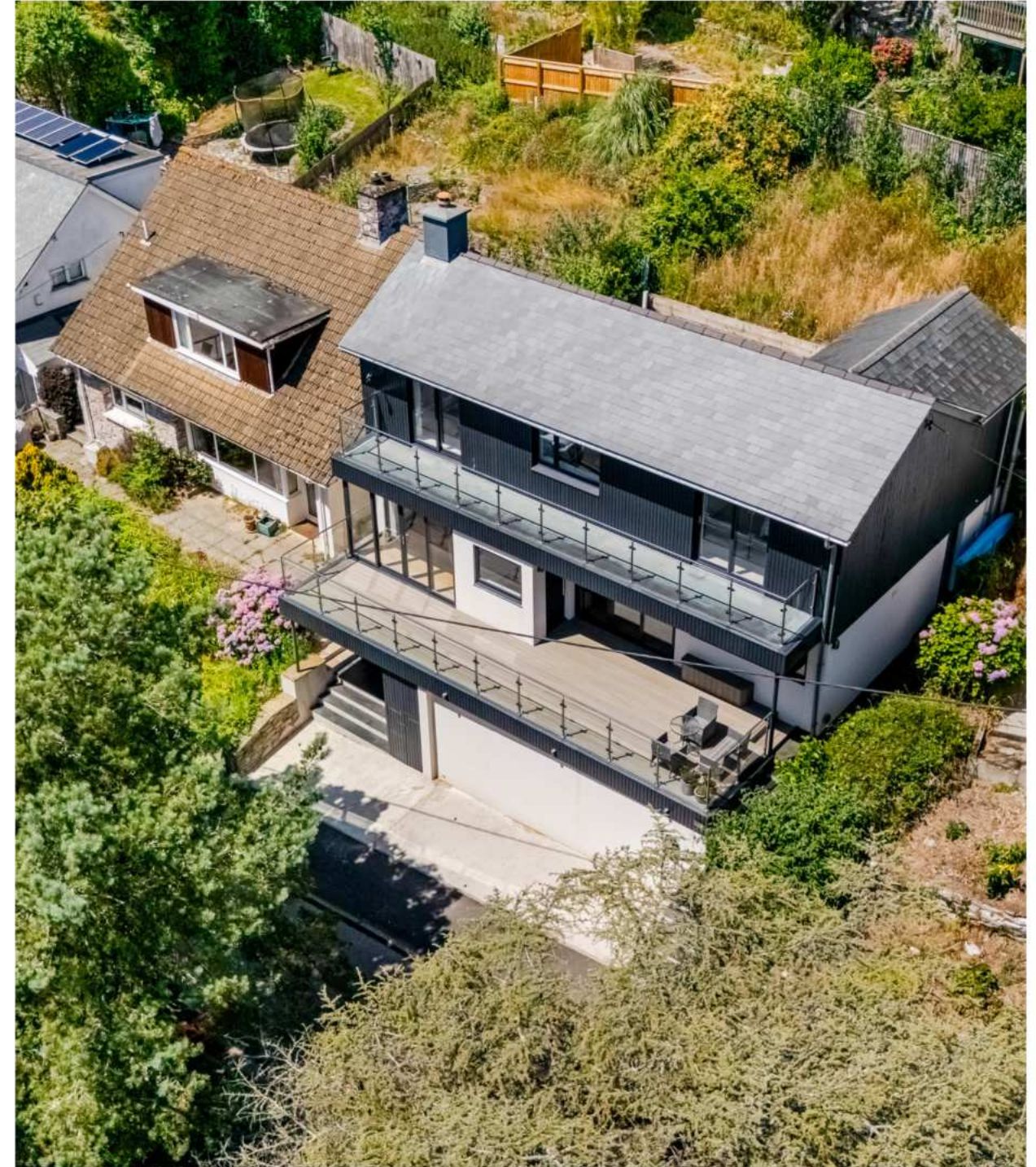


First Floor



Ground Floor

Total area 134.8 Sq.m  
(1451 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.





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