

MAY COTTAGE

YEALMPTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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May Cottage | Bowden Hill | Yealmpton | Devon | PL8 2JX

Spacious four-bedroom detached family home on Bowden Hill, Yealmpton. Light-filled living spaces, open-plan kitchen, living and dining, bi-fold doors to garden, principal suite with dressing area, driveway, garage, and elevated countryside views.

Mileages

Plymouth (shops / restaurants) - 6 miles, A38 - 5 miles, Exeter - 41 miles, Rose and Crown Pub - 0.5 miles, Ben's Farm shop - 0.5 miles, Wembury Beach - 5 miles (ALL mileages are approximate)

Accommodation

Ground Floor

Entrance Hall, Open plan Living/Dining Room, Kitchen, Sitting Room.
Study/Bedroom 4, Utility Room, WC

First Floor

Bedroom with Ensuite, Two Further Bedrooms, Family Bathroom

Outside

Garage, Front and Rear Gardens, Patio

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

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



Set on the edge of the sought-after village of Yealmpton, May Cottage combines generous living space front and rear gardens and open views towards surrounding farmland. Thoughtfully extended, it offers a harmonious balance of contemporary style and relaxed country living.

The entrance hall introduces a sense of light and space, with through views to the rear garden and open countryside beyond, framed by French doors from the kitchen area. The heart of the home is the modern shaker-style kitchen, fitted with integrated appliances and a range cooker, which opens seamlessly into a striking light-filled family and dining room created by the extension.

This space, complete with bi-folding doors and a lantern roof, draws in natural light and connects effortlessly with the garden, creating a flowing open-plan kitchen, living, and dining area. From here, the garden and countryside views provide the perfect backdrop for everyday living or entertaining.

The sitting room at the front of the house also benefits from French doors opening onto the southerly front garden, offering further flexibility and light. A utility room, boiler room, cloakroom/WC, and a ground floor double bedroom complete the accommodation on this level.

Upstairs, the principal bedroom is generously proportioned with a dedicated dressing area and en-suite bathroom. Two further bedrooms benefit from dormer windows, which provide additional natural light and extend the view over the surrounding countryside, complemented by a family bathroom.

The property sits within a well-proportioned plot, with a lawned garden at the front, driveway, and single garage. The rear garden is a key feature, with a large lawn, paved terrace, and views towards open farmland, offering an ideal space for play, entertaining, or quiet relaxation.

May Cottage is situated on Bowden Hill, a quiet, slightly elevated road on the edge of Yealmpton, renowned for its collection of individual, detached homes. The position takes full advantage of the surrounding countryside views while maintaining excellent accessibility to local amenities.

Yealmpton offers a rare combination of village charm and convenience. The River Yealm runs through the centre of the village providing an array of wonderful riverside and woodland walks. The village is home to a well-stocked shop, two pubs, a café, and a renowned farm shop and health centre. The primary school has a strong Ofsted rating, while further amenities are available in Plymstock or Ivybridge. There are excellent bus connections to Plymouth and beyond as well as school buses to Ivybridge and Coombe Dean.

The A38 provides easy access to Plymouth, Exeter, and beyond, while Dartmoor National Park and the South Devon coastline are both a short drive away, offering an enviable balance of countryside and coastal living.





KEY FEATURES

- Detached family home in a peaceful edge-of-village setting
- Four bedrooms, including a principal suite with dressing area and en-suite
- Recently extended light-filled family/dining room with lantern roof and bi-folding doors
- Open-plan kitchen, living, and dining space with shaker-style fitted kitchen
- French doors from the sitting room and kitchen area provide a seamless indoor-outdoor connection
- Dormer windows upstairs extend natural light and countryside views
- Driveway parking, single garage, and generous rear garden with farmland outlook





Property Details

Services: Mains water, electricity and gas. Gas fired central heating. Septic tank. Electric car charging point.

EPC Rating: Current: C - 72, Potential: A - 99, Rating: C

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 centre of Yealmpton head west on the A379 passing The Volunteer on the right, and in a few hundred yards turn right into Bowden Hill almost opposite the entrance to Stray Park and before the zebra crossing. Rise up the hill and past Bowden Farm towards the top and May Cottage is the second to last house on the left hand side.

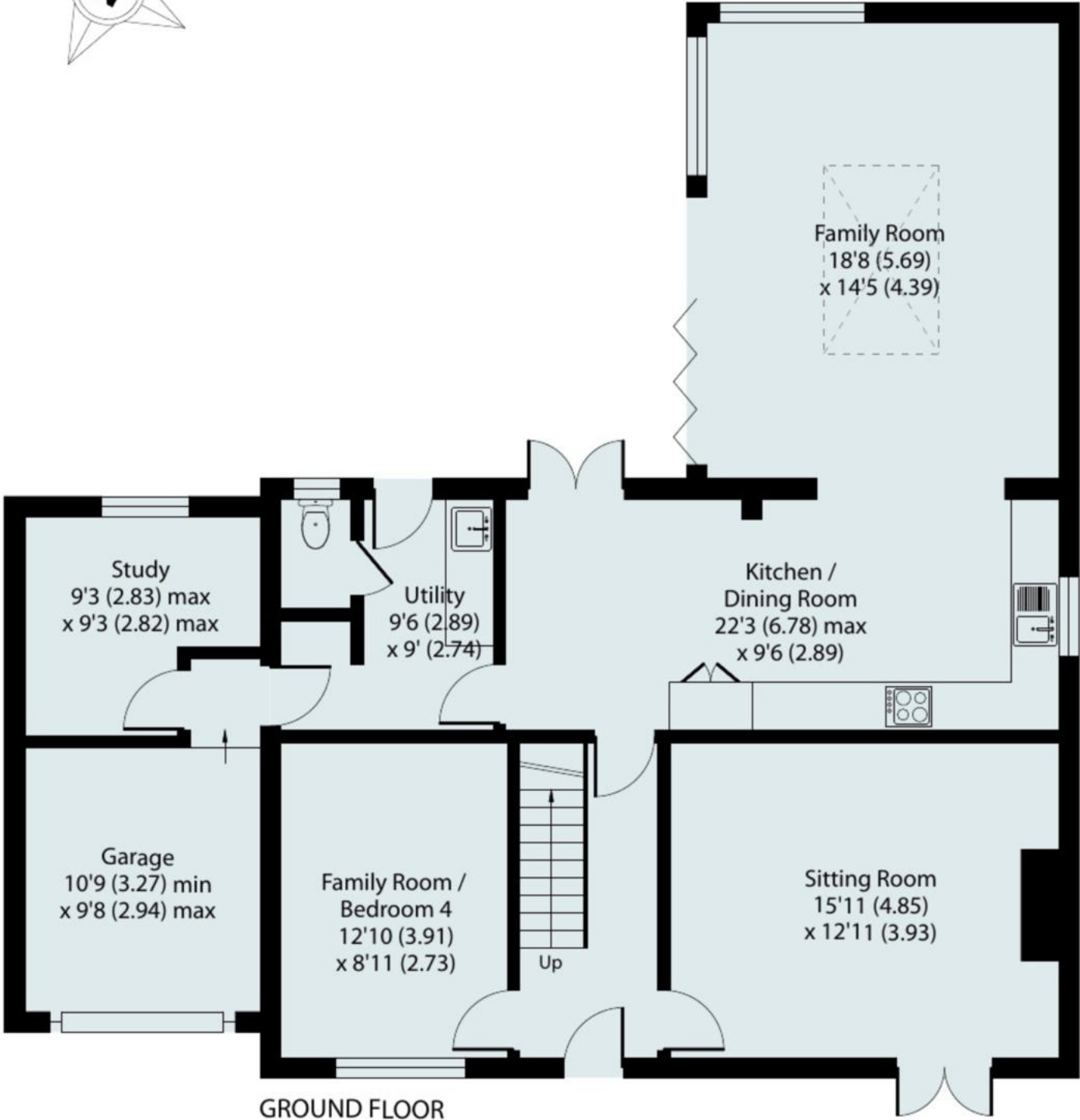
Viewing

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

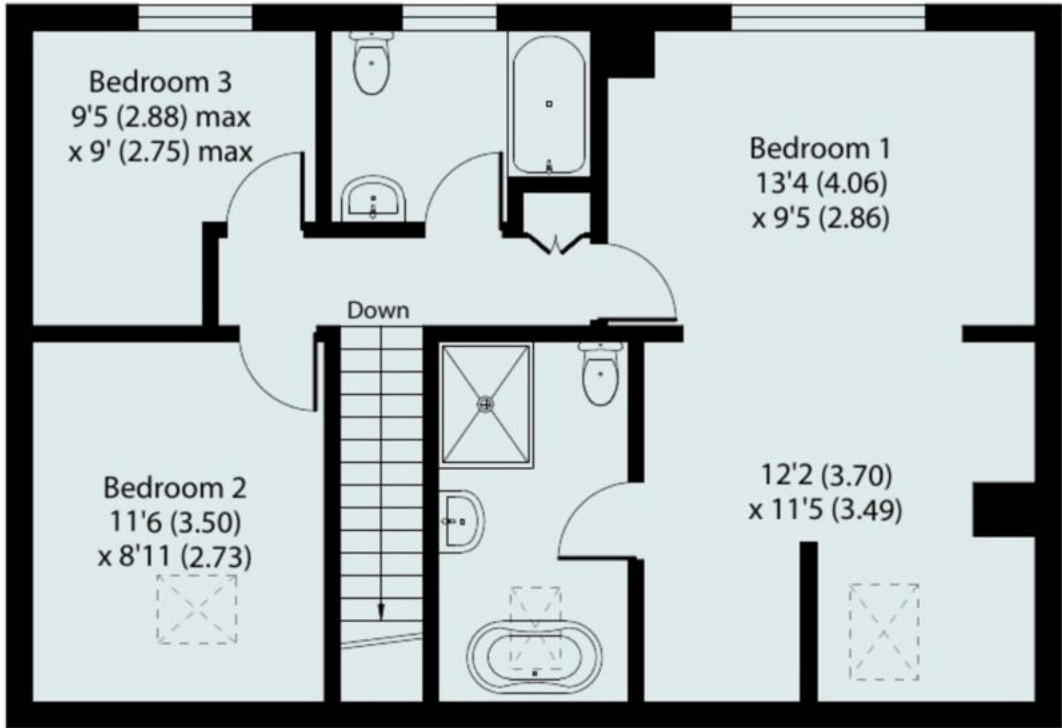


Floor Plans

Approximate Area = 1767 sq ft / 164.1 sq m
Garage = 115 sq ft / 10.7 sq m
Total = 1882 sq ft / 174.8 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Marchand Petit Ltd. REF: 1334806

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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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