

KIORA NEWTON FERRERS




MARCHAND PETIT
COASTAL, TOWN & COUNTRY



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Kiora | 7 Church Park | Newton Ferrers | Devon | PL8 1AJ

A commanding, detached south-facing home in Newton Ferrers with 180° estuary views. Over 2,700sq ft, including open plan living/dining area with balcony, principal bedroom suite, three further bedrooms (one ensuite), garden terraces, double garage and ample parking. Short walk to village amenities.

Mileages

A38 8 miles, Exeter 42 miles, Plymouth 10 miles

(All mileages are approximate)

Accommodation

Ground Floor

Bedroom with Dressing Room, Ensuite and Separate WC,
Two Further Bedrooms, Family Shower Room, Utility Room,
Potential Cinema / Games Room

First Floor

Open Plan Sitting / Dining Room, Kitchen,
Bedroom with Ensuite, WC, Balcony

Second Floor

Loft Room, Juliet Balcony

Outside

Garden, Terrace, Storage, Double Garage

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk
The Green, Parsonage Road, Newton Ferrers, PL8 1AT

Prime Waterfront & Country House

01548 855590 | pwch@marchandpetit.co.uk
94 Fore St, Kingsbridge, TQ7 1PP



A commanding home with exceptional estuary views occupying a prime south-facing, sun-drenched position in the heart of Newton Ferrers, enjoying uninterrupted 180-degree views across the Yealm Estuary. Offering over 2,700 sq ft of versatile accommodation, the house is complemented by landscaped terraced gardens, a double garage and ample parking. A short walk from village amenities and the creek, this property is perfect for those looking to embrace riverside village life.

Steps lead down from the parking area to the entrance hall, complete with cloaks storage, leading to an impressive open plan living and dining area, each served by its own pair of sliding doors, one in the sitting area and one in the dining area which open onto a balcony that stretches the full width of the property. This arrangement creates an excellent connection between inside and out, drawing the estuary views into the heart of the home. A beautiful mahogany staircase winds gracefully between the first floor and ground floor, serving as a beautiful focal point and adding a sense of elegance to the home. Alongside is a well-equipped kitchen with door to outside, guest cloakroom and a spacious ground floor en suite bedroom—ideal for visiting family or future-proofed living.

The second floor offers a versatile loft room with Juliet balcony and elevated estuary views, lending itself to a study or studio space. There is potential to extend the property upwards as others have done in the road to create a large bedroom suite (subject to the necessary consents).

The ground floor provides further accommodation including the impressive principal suite, which features a dressing area with fitted wardrobes, a separate toilet, and a large en suite bathroom. Sliding doors connect the principal bedroom directly onto the expansive sun terrace. A further double bedroom also opens onto the terrace, while a third bedroom, family shower room, and a large multipurpose room perfect for a gym, cinema, or games room complete the accommodation on this level. A conveniently placed utility room provides practical everyday functionality. The sliding doors on this floor echo those above, contributing to a sense of balance and a thoughtfully considered home design throughout.

The gardens extend across a series of wide terraces, creating a choice of outdoor spaces for dining, gardening, or quiet reflection. At the lowest level lie fruit trees and a greenhouse, enhancing both the enjoyment and practicality of the gardens. Each terrace provides space to enjoy the outdoors while maintaining excellent sightlines to the estuary, reinforcing the seamless connection between house and its stunning estuary views.

The property is approached via a private driveway, this and an area of hardstanding provide the property with ample parking and a double garage





Newton Ferrers and neighbouring Noss Mayo are set within the South Hams Area of Outstanding Natural Beauty, straddling the sheltered Yealm Estuary. The villages offer an excellent range of amenities, including a co-op, post office, pharmacy, delicatessen café, three popular pubs, two churches, yacht club, and a highly regarded primary school.

The estuary is a haven for sailing, paddleboarding, and swimming, with deep-water moorings and slipway facilities available locally. The surrounding coastline and countryside provide wonderful walking opportunities, including the South West Coast Path and National Trust-owned stretches of shoreline.

More comprehensive amenities can be found in Yealmpton, Modbury, Ivybridge, and Plymouth, which also provides a vibrant cultural scene, university, and mainline rail connections to London and beyond.

This exceptional property combines presence, position, and lifestyle appeal in one of South Devon's most desirable estuary villages. It is a home for those who want a seamless connection to the outdoors, generous entertaining space, and the tranquillity of life by the water.









Property Details

Services:	Mains water, electricity, gas and drainage.
EPC Rating:	Current: D - 62, Potential: C - 74, Rating: D
Council Tax:	Band G
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 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

When entering Newton Ferrers on the B3186 from Yealmpton proceed towards the village centre, and upon reaching Marchand Petit's office continue past The Green delicatessen, and the WI Hall, and continue along this road joining the beginning of Yealm Road, keeping the Church on your right, just after the Church on the bend, turn left into Church Park. The property will be found after a very short distance on your right hand side.

Viewing

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

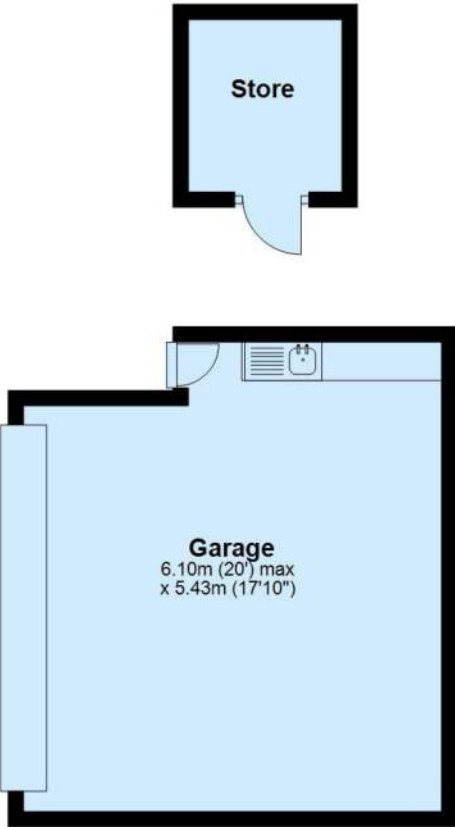
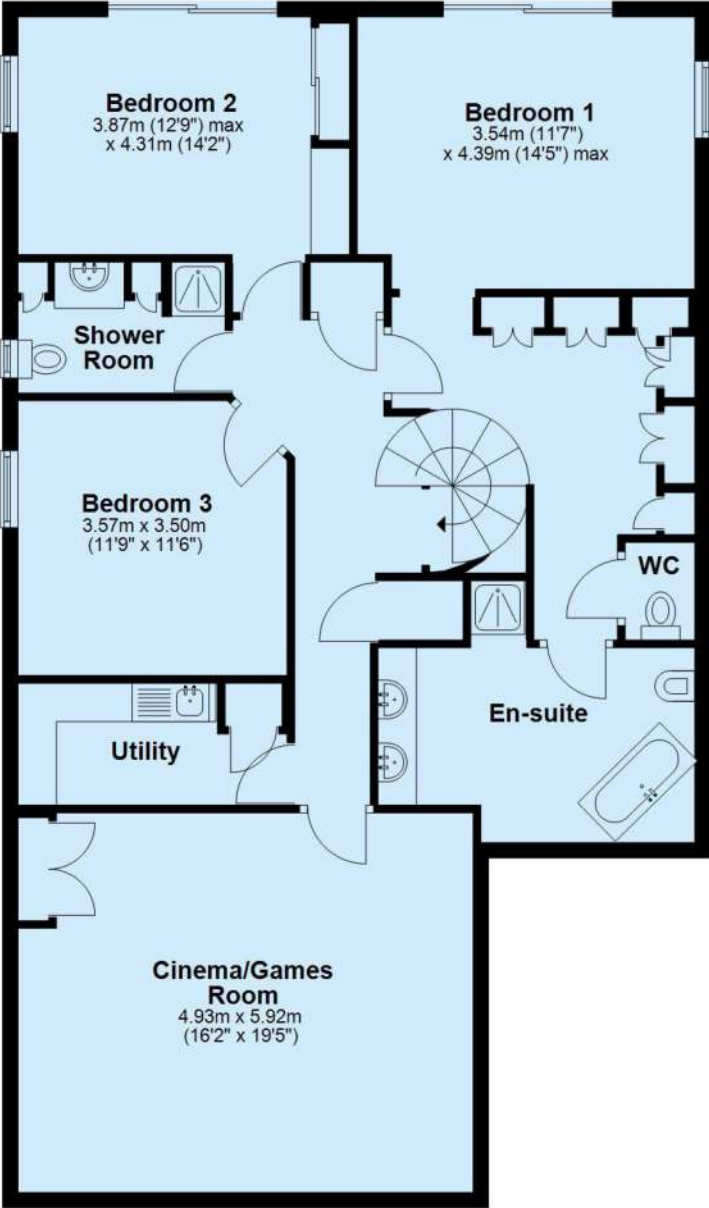
Key Features

- Detached south-facing home with uninterrupted 180° views of the Yealm Estuary and a short walk to village amenities.
- Over 2,700 sq ft of versatile accommodation across three floors
- Expansive living and dining areas with two pairs of sliding doors opening onto full-width balcony with outstanding water views.
- Principal suite with dressing area, en suite, and direct terrace access
- Further En suite bedroom ideal for guests or future-proofed living
- Additional bedrooms, family shower room, and multipurpose room with potential to create a gym/home cinema.
- Landscaped gardens across wide terraces, with fruit trees and greenhouse
- Private Driveway, Hardstanding, Double garage



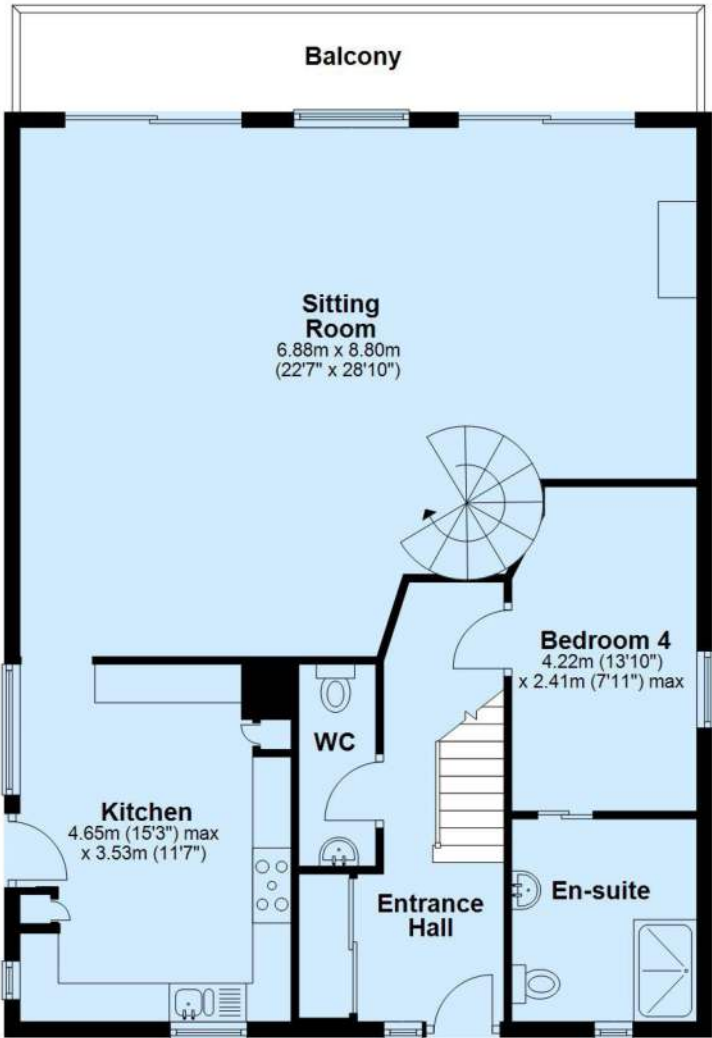
Ground Floor

Main area: approx. 121.4 sq. metres (1306.7 sq. feet)
Plus garages, approx. 31.4 sq. metres (337.9 sq. feet)
Plus outbuildings, approx. 4.5 sq. metres (48.1 sq. feet)



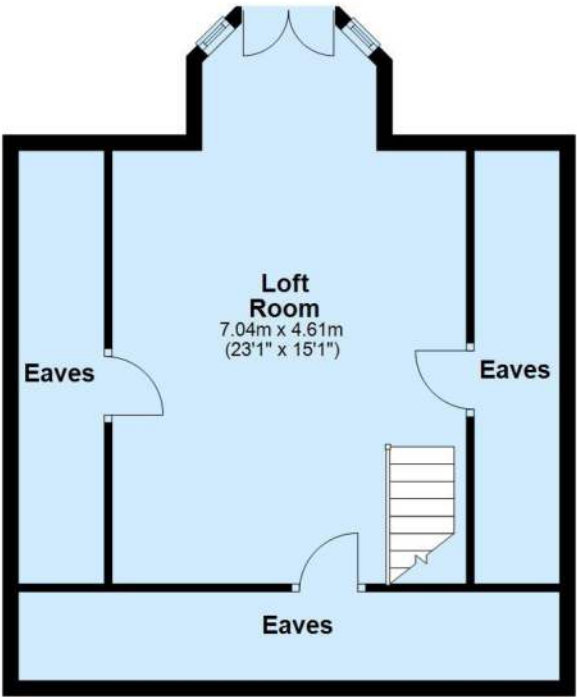
First Floor

Approx. 102.3 sq. metres (1101.3 sq. feet)



Second Floor

Main area: approx. 29.5 sq. metres (317.1 sq. feet)
Plus eves, approx. 21.0 sq. metres (225.7 sq. feet)



Main area: Approx. 253.2 sq. metres (2725.1 sq. feet)

Plus garages, approx. 31.4 sq. metres (337.9 sq. feet)
Plus outbuildings, approx. 4.5 sq. metres (48.1 sq. feet)
Plus eves, approx. 21.0 sq. metres (225.7 sq. feet)

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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Kingsbridge
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Modbury
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Newton Ferrers
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Salcombe
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Totnes
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Lettings
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Prime Waterfront & Country House
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