

SPINNAKERS NEWTON FERRERS




MARCHAND PETIT
COASTAL, TOWN & COUNTRY

Spinnakers | 2 Church Park | Newton Ferrers | Devon | PL8 1AJ

Prime, southerly-facing home with estuary views, double garage and rare level parking. Terraced gardens. Over 1,400 sq ft with scope to refurbish or reconfigure (STP). Short walk to village amenities, yacht club and creek.

Spinnakers enjoys a superb setting in the heart of Newton Ferrers, one of South Devon's most desirable estuary villages. The property stands above generous gardens and looks directly across the Yealm Estuary, capturing sun throughout the day. This is a rare opportunity: a home with a strong footprint, valuable on-plot parking (including a double garage) and an exceptional outlook—ideal for those wishing to undertake a renovation or comprehensive redesign to create a prime waterside residence.

Steps lead from the parking area to the main entrance and reception hall. To the front, the sitting room is arranged around a wide bay window that frames the water and draws light deep into the room which extends into the dining room, creating an easy flow for everyday living. The sitting room also opens into a small sun room area and out to the garden, ensuring the outlook remains the focus throughout the principal spaces.

The kitchen sits to the rear and links with the breakfast room, well placed for future reconfiguration as a sociable family space (subject to consents). The principal bedroom mirrors the sitting room with a broad bay and an open view across the estuary. A family bathroom completes the accommodation on this floor.

On the lower ground level there are two further bedrooms, a WC and a utility area providing useful service space and scope for future flexibility. Please note: head height is restricted throughout this lower level.

A double garage sits at road level with a workshop/store beneath—an excellent provision for storage, hobby space or potential ancillary use, subject to the requisite consents.

The gardens are arranged in wide, usable terraces providing distinct areas suitable for dining, planting and quiet seating; fruit trees add seasonal interest. Each terrace maintains sightlines to the water, creating a strong connection between house, garden and estuary—ideal for relaxed everyday living and easy entertaining.

Village amenities are a short walk away: Co-op, post office, pharmacy, deli café, three popular pubs, yacht club and a well-regarded primary school. The Yealm is loved for sailing, paddleboarding and swimming, with slipways and deep-water moorings available locally subject to application with the Harbour Master. Superb walking is close by, including National Trust coastline and the South West Coast Path. Wider services can be found in Yealmpton, Modbury, Ivybridge and Plymouth, which also provides culture, university and mainline rail to London and beyond.

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

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



Property Details

Services:	Mains water, electricity and drainage. Oil combi boiler.
EPC Rating:	Current: D - 59, Potential: C- 72, Rating: D
Council Tax:	Band E
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Key Features

- Commanding, southerly-facing aspect with estuary views
- Over 1,400 sq ft of accommodation arranged across two levels
- Double garage with workshop/store beneath and additional level on-plot parking (cars or a small boat)
- Broad terraced gardens with water outlook
- Central village setting - short, near-level walk to the village shop
- Short walk to village amenities, pubs, yacht club and creek
- Scope to reconfigure/extend/renovate to create a contemporary waterside home (subject to consents)

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.

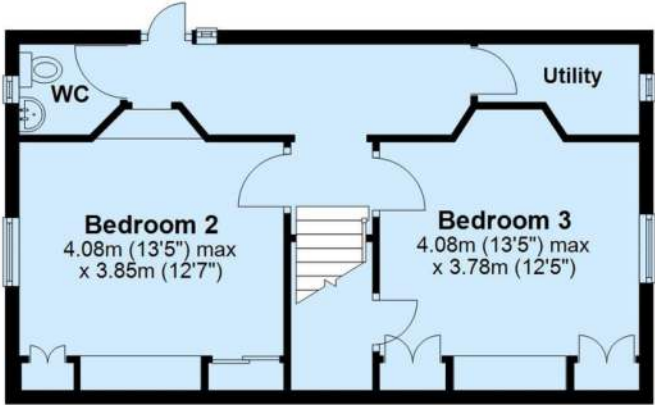
Viewing

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



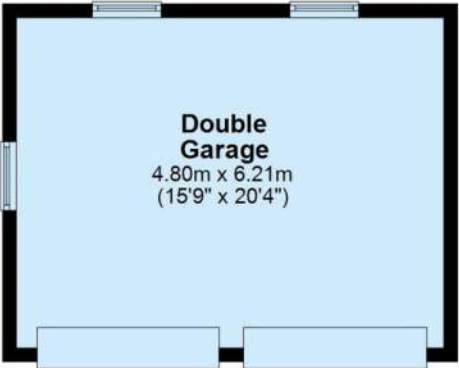
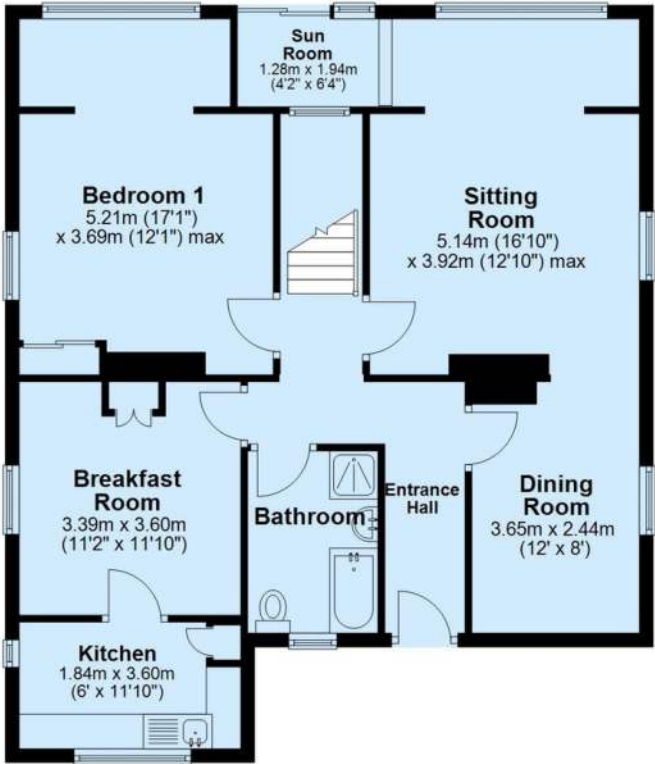
Ground Floor

Main area: approx. 45.3 sq. metres (487.9 sq. feet)
Plus workshop, approx. 14.7 sq. metres (158.3 sq. feet)
Plus store, approx. 14.2 sq. metres (152.4 sq. feet)



First Floor

Main area: approx. 85.8 sq. metres (923.7 sq. feet)
Plus garages, approx. 29.8 sq. metres (320.7 sq. feet)



Main area: Approx. 131.1 sq. metres (1411.5 sq. feet)
Plus garages, approx. 29.8 sq. metres (320.7 sq. feet)
Plus workshop, approx. 14.7 sq. metres (158.3 sq. feet)
Plus store, approx. 14.2 sq. metres (152.4 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.