

# BOWITHCK YEALMPTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY





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**Bowithick | New Road | Yealmpton | Devon |  
PL8 2HH**

Elegant 1930s detached home on a south-facing, one-third acre plot with countryside views. Includes 4 bedrooms, 2 receptions, and sunny gardens. Walking distance to village amenities, school and close to local beaches and Plymouth.

## Mileages

Plymouth City Centre - 7 miles, Newton Ferrers - 3.5 miles,  
A38 - 4 miles (All mileages are approximate)

## Accommodation

### Ground Floor

Sitting Room, Kitchen / Dining Room, Utility Room, Family Room, WC

### First Floor

Bedroom with Ensuite, Three Further Double Bedrooms,

Family Bathroom

### Outside

Garden, Decking Area, Patio, Garage, Driveway

## Newton Ferrers Office

01752 873311 | [newtonferrers@marchandpetit.co.uk](mailto:newtonferrers@marchandpetit.co.uk)

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

## Prime Waterfront & Country House

01548 855590 | [pwch@marchandpetit.co.uk](mailto:pwch@marchandpetit.co.uk)

94 Fore St, Kingsbridge, TQ7 1PP





Set in the heart of Yealmpton, this handsome 1930s detached house sits in an elevated, southerly facing position soaking up countryside and woodland views. Situated in a central village location, a short walk to village amenities as well as being set within a generous plot, about a third of an acre, wrapped in mature planting for year-round interest.

The façade has real presence: balanced, individual and immediately inviting. Steps lead up from the parking area to the porch into a light-filled hall where windows draw sunshine across the wooden floors. The sitting room is a calm, elegant space anchored by a modern fireplace with a gas fire for winter evenings. French doors open directly to a sheltered deck and rockery, so gatherings naturally spill outside through the warmer months.

Everyday life centres around the kitchen and dining space, dual aspect, bright and practical with a built-in double oven and gas hob. It connects neatly to a utility room and out to the garden, keeping the realities of coastal and countryside living beautifully organised. If you're dreaming of a larger culinary space, there's clear scope to extend the kitchen, subject to planning permission, the orientation and outlook would reward the investment. A second reception room works well as a study, snug or playroom, again with French doors to the deck for that easy indoor-outdoor rhythm. A cloakroom and useful under-stairs storage complete the ground floor.

Upstairs, a bright landing is framed by a large south-facing picture window, drawing light in and opening up beautiful elevated views. Four double bedrooms are set off this space: the principal bedroom feels calm and considered with its own ensuite shower room; two rooms face south towards the wooded hills; the others look over the garden and catch the softer light. Storage is well planned, with a generous airing cupboard and a fully insulated, boarded loft with pull-down ladder.

The house takes centre stage, handsome, light-filled and perfectly positioned within its plot to take full advantage of the aspect. Around a third of an acre of sloping gardens wrap around the house, creating sunny layers of lawn, planting and seating areas with natural vantage points. The rise has further scope for more terracing, potential for creating a levelled lawned area, a kitchen garden or creating a studio area, while enjoying southerly views across the village to the woodland and countryside beyond. To the front, a garage and private parking for two to three cars sit discreetly by the house.

In short, this is an individual village home with real curb appeal, a privileged southerly aspect and space to grow, practical enough for everyday life, yet quietly magical when the sun drops onto the deck and the countryside turns gold..









The property is ideally located within the charming South Hams village of Yealmpton, just seven miles from Plymouth; a fantastic riverside village with easy access to the city. Yealmpton is exceptionally well-served with local amenities, including a GP Health Centre, dentist, post office, general store, and popular cafe - Nelly's just a short walk from the property. There is also a Chinese takeaway and public houses - The Rose and Crown and The Volunteer. Ben's Farm Shop is within walking distance with a butcher's counter offering a full range of fresh organic meat, delicatessen, fresh fish, and a farm shop stocked with a wide range of provisions. In addition, their café provides the perfect spot for breakfast, lunch, or coffee with friends. Sitting just behind Ben's Farm Shop is a little Venture Oasis - an OFSTED Outstanding Kindergarten. Inspired by the Scandinavian approach to education and a passion for the benefits of autonomous outdoor learning, the preschool has the whole of Yealmpton's Kitley Estate and its woodlands to explore, and on Fridays they decamp to the spectacular Mothecombe Beach.

For schooling, Yealmpton Primary School has been rated 'Good' with 'Outstanding' features by Ofsted, and the property falls within the catchment area for both Ivybridge Community College, which is rated 'Outstanding,' as well as Coombe Dean Secondary School in Elburton, with buses available from the village to both.

Yealmpton's proximity to the picturesque yachting havens of Newton Ferrers and Noss Mayo alongside the River Yealm and the stunning sandy coves at Mothecombe Beach, as well as the beaches along the South Devon coastline make it an ideal location for outdoor enthusiasts. Yealmpton is within a riparian parish enabling you to apply for a mooring with the River Yealm Harbour Authority for a mooring on the River Yealm. Yealmpton has fabulous riverside walks, leading to the stunning Yealm Estuary from the property's doorstep and connecting to a myriad of public footpaths to explore the beautiful South Hams. The Ocean City of Plymouth offers excellent shopping, dining, and entertainment options, including the Plymouth Life Centre, The Theatre Royal, The Box Museum, and superb watersports facilities in Plymouth Sound. Dartmoor National Park and several golf courses are also within easy reach.

If you are looking for a home, with a very generous garden, in one of South Devon's most desirable locations, this property is not to be missed.

















# Property Details

<b>Services:</b>	Mains water, electricity, gas and drainage.
<b>EPC Rating:</b>	Current: D - 64, Potential: C - 76, Rating: D
<b>Council Tax:</b>	Band F
<b>Tenure:</b>	Freehold
<b>Authority</b>	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

From Plymouth on the A379: Pass through the village to turn right onto the B3186 immediately after the filling station and the property can be found on your righthand at the bottom along the road. From Modbury on the A379: Turn left onto the B3186 just before the filling station then follow the directions above.

## Viewing

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

## Key Features

- 1930s detached home in central Yealmpton village
- Elevated, south-facing plot with countryside views
- Four double bedrooms and two reception rooms
- Bright kitchen/diner with utility and garden access
- French doors open to sunny deck and mature gardens
- One-third of an acre with potential for studio or landscaping
- Garage and private parking for 2–3 cars
- Walk to shops, schools, and close to beaches and Plymouth







Approximate Area = 1789 sq ft / 166.2 sq m

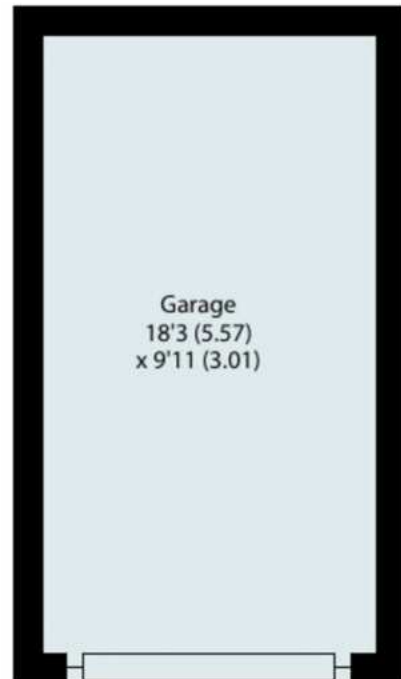
Limited Use Area(s) = 29 sq ft / 2.6 sq m

Garage = 180 sq ft / 16.7 sq m

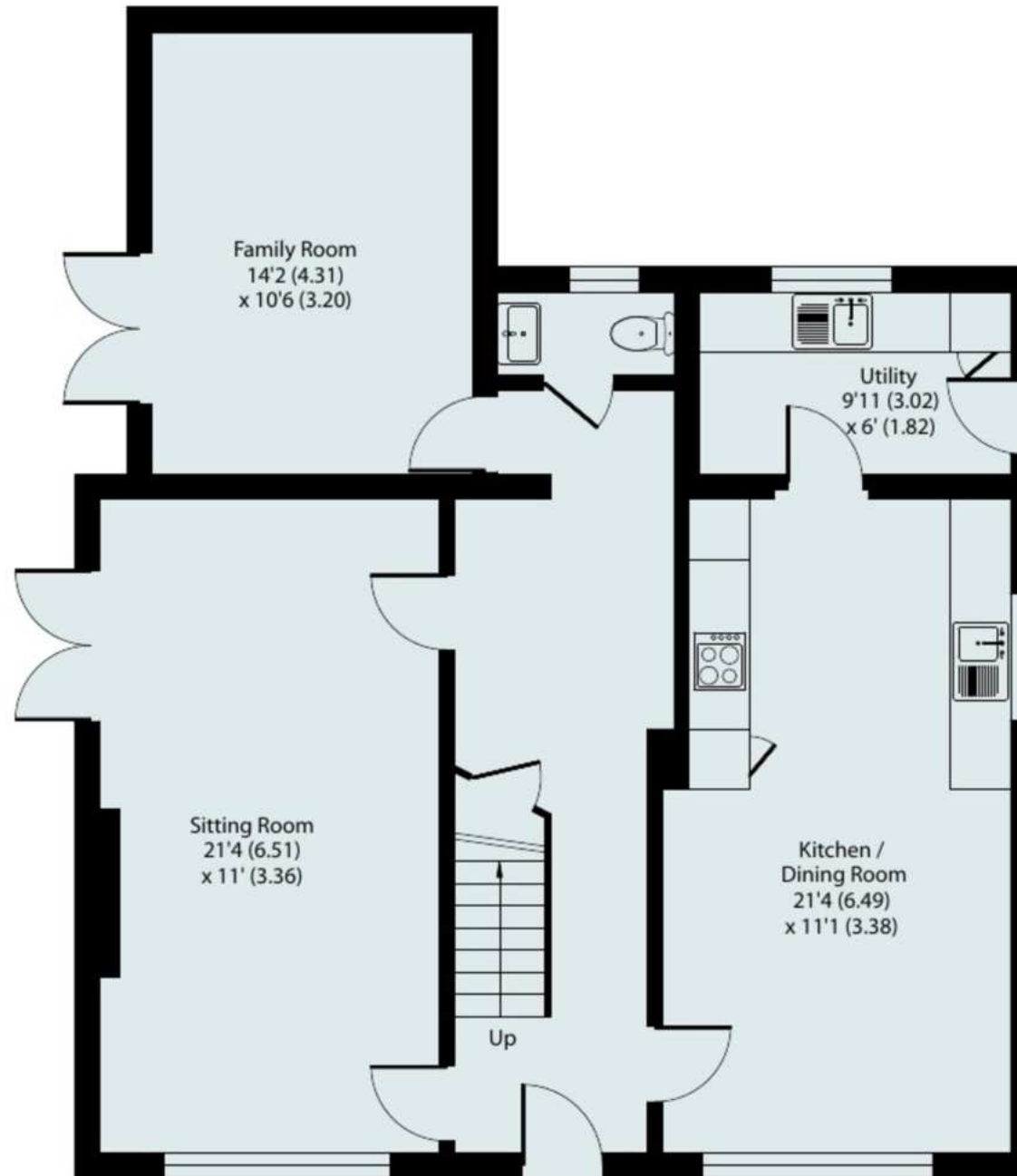
Total = 1998 sq ft / 185.5 sq m

For identification only - Not to scale

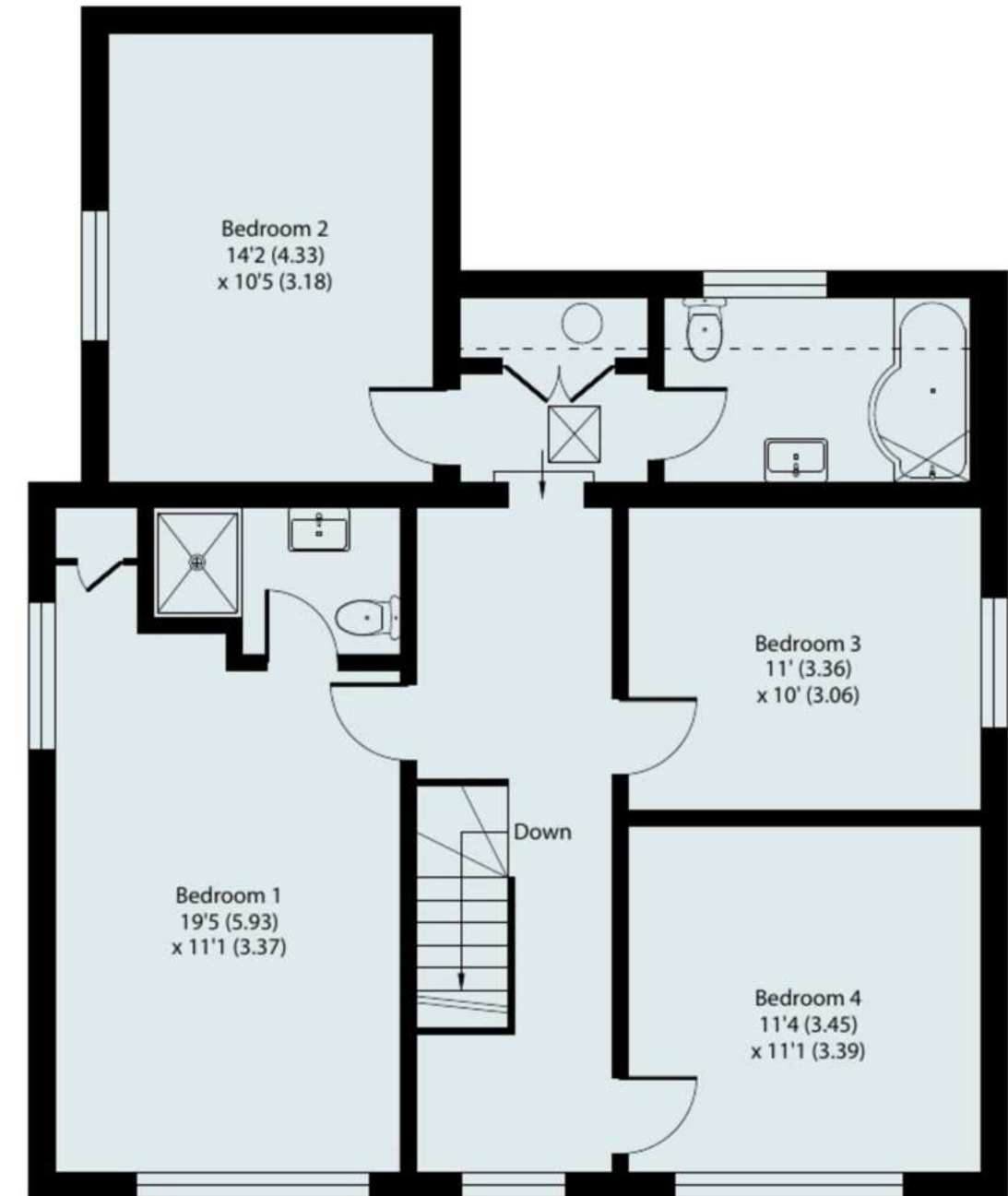
Denotes restricted  
head height



GARAGE



GROUND FLOOR



FIRST FLOOR



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: 1350049

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Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
01548 855599

Prime Waterfront & Country House  
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