

GOMORIN NEWTON FERRERS



**Gomorin | Court Wood | Newton Ferrers |
Devon | PL8 1BW**

A rare listing on Court Wood, a much coveted Newton Ferrers address. A beautifully presented three/four-bedroom detached 1920's home in a direct estuary-facing position with close-quarter views over the River Yealm. Right of way providing access to an outhaul mooring. The property enjoys a detached double garage, two additional parking spaces and a low-volt EV charger.

Mileages

A38 - 9 miles, Dartmoor National Park - 11 miles,
Plymouth - 11 miles (All distances are approximate)

Accommodation

Ground Floor

Entrance Hall, Sitting Room, Sun Room, Kitchen, Utility Room, Dining Room / Bedroom, Two Further Bedrooms, Family Bathroom

First Floor

Bedroom with Ensuite

Outside

Double Garage, Driveway Parking for Two Vehicles, Terraced Gardens, Decked Terrace

Newton Ferrers Office

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



The approach sets the tone: a calm, established setting that leads into a generous hallway with original detailing and a welcoming sense of arrival. Two well-proportioned living spaces are oriented to the outlook; the sitting room, with a feature fireplace, flows through an arched opening into a spacious sun room offering panoramic estuary views, opening onto a decked terrace perfect for alfresco dining while watching the ever-changing tide. The kitchen combines modern function and classic styling, granite worktops, integrated Bosch appliances and roof lights drawing in the light. A practical utility sits alongside with direct access to the garden for easy indoor-outdoor living after days on the water or muddy coastal and woodland walks. Also on this level are two comfortable double bedrooms: one looks to the river, the other to the green hush of the rear garden. Both are served by a family bathroom with separate shower and bath. A dining room/fourth bedroom provides a flexible space, used either as additional living accommodation/study or as sleeping quarters for visiting family. This pleasant room opens to the garden and contains the staircase to the principal bedroom above, linking the ground and first floors.

The principal bedroom occupies the upper level, purposefully quiet and oriented to the wide estuary panorama, with en-suite facilities. Waking here is all about the view — boats at anchor, the turn of the tide, and wildlife-rich woodland beyond.

Outside, steps meander through well planted terraced borders to a recently constructed spacious composite decked seating area with glass and stainless-steel balustrade, creating a natural spot for long lunches and sunset suppers. To the rear, further terracing, a greenhouse and a small lawn create pockets for growing, pottering and privacy. A detached double garage with power, lighting and an electric door sits at street level, with additional parking to one side for two vehicles, along with a low-volt EV charger.

Directly opposite the house, a gate opens to steps down to a neighbours private quay, over which there is a right of way providing access to an outhaul mooring (running moorings typically for craft up to 16ft) subject to permission from the Harbour Master and payment of the annual outhaul licence fee. Purchasers should make their own enquiries with the harbour master. There is also a right of way over the neighbours steps to the side of the property for maintenance purposes.

Court Wood is one of Newton Ferrers' most sought-after roads; homes here rarely come to market. This private, quiet, no-through road adjoins woodland and estuary footpaths, is a short walk from the harbour, and blends high-spec, architect-designed houses built in recent years with original 1920s-30s properties, offering scope for a future architect-led scheme (STP) or enjoyment of their period character as they are.

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, paddle boarding, 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 fabulous property combines a prime position with 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 spaces, and the tranquillity of life by the water.

Key Features:

- A rare listing on Court Wood, a much coveted Newton Ferrers address
- Private, no-through road, a peaceful setting overlooking the estuary and woodland beyond.
- Direct estuary-facing position with close-quarter views
- Detached double garage, driveway parking for two, low-volt EV charger
- Right of way over private quay to outhaul mooring (subject to permissions)
- 3/4 bedrooms
- Sun Room with exceptional estuary views and doors to the decked terrace
- Kitchen with separate utility providing access to the garden
- Terraced gardens, composite decked seating/dining area with fantastic estuary views





Property Details

Services: Mains water, drainage, gas and electricity. Gas-fired central heating. Low-Volt EV charging point.

EPC Rating: Current: E - 42, Potential: D - 65, Rating: E

Council Tax: Band G

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.

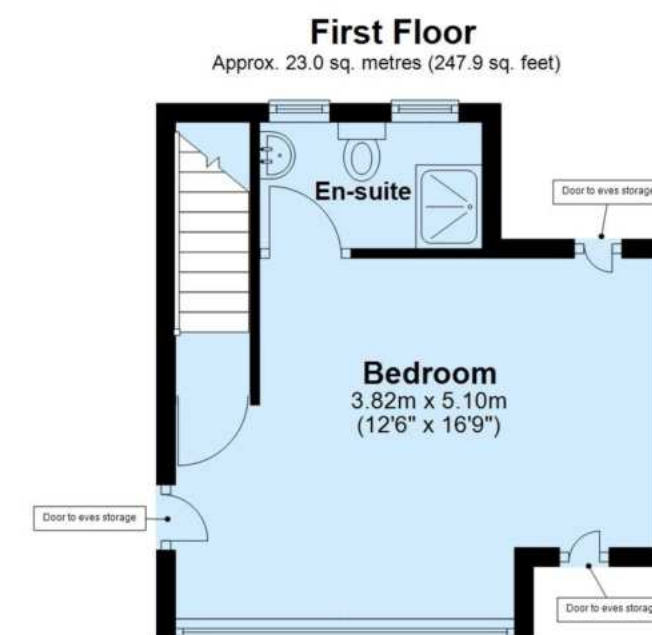
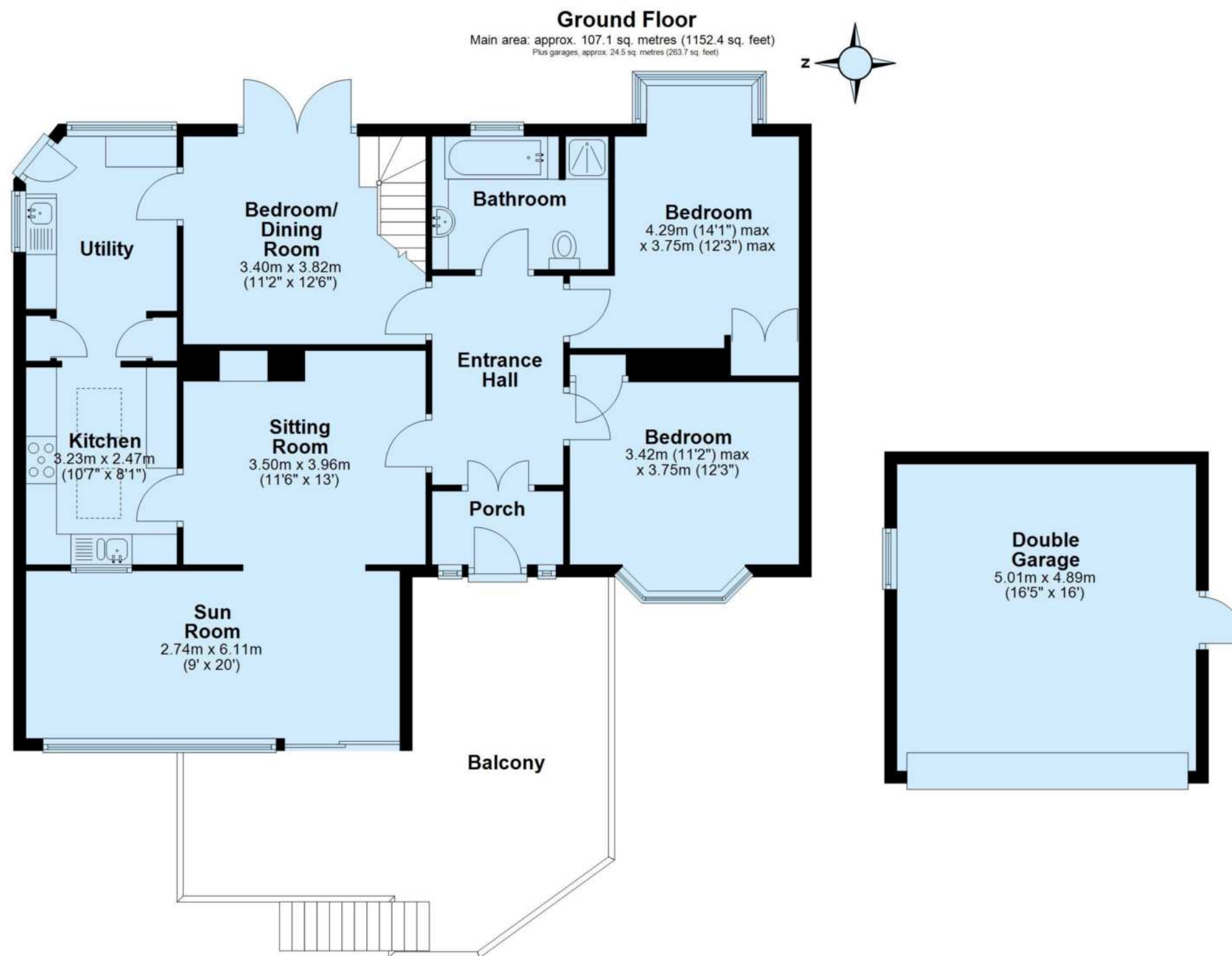
Directions

From the A379 (Plymouth-Kingsbridge), take the B3186 at Yealmpton to Newton Ferrers. Continue past the Marchand Petit office, follow signs to the Harbour and stay on Yealm Road past the Co-op for approximately one mile. As the road opens into Court Wood (private no-through road), Gomorin is the seventh property on the right

Viewing

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





Main area: Approx. 130.1 sq. metres (1400.3 sq. feet)
Plus garages, approx. 24.5 sq. metres (263.7 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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Modbury
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Newton Ferrers
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