

FLAT 1 HERON CREEK NEWTON FERRERS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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**Flat 1 Heron Creek | 67 Yealm Road |
Newton Ferrers | Devon | PL8 1BJ**

A joyful, modern interpretation of the 'house by the sea'. Coastal light streams in to create a calm softness in this incredibly appealing, recently renovated penthouse flat with outstanding estuary views. Open-plan living, wood burner, two bedrooms (principal en suite), parking and communal gardens.

Mileages

Plymouth Train Station 10 Miles, A38 7.5 Miles,
Mothecombe Beach 5 Miles, Exeter 44 miles
(All mileages are approximate)

Accommodation

Inside

Entrance Hall with utility cupboard, landing,
Open Plan Living / Kitchen / Dining Room
Principal Bedroom with En-suite, Guest Bedroom,
Family bathroom.

Outside

Parking. Communal Gardens.

Newton Ferrers Office

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



Set just above the Yealm Estuary, Heron Creek began life in the 1920s as the doctor's house before a sensitive 1980s conversion into five apartments, each with its own private entrance. Its position delivers exceptional, close-quarters estuary views and an effortless connection to the water. Flat 1 blends 1920s character with a thoughtful, high-spec renovation to optimise the estuary views and create a calm coastal home, equally suited to full-time living or an easy lock-up-and-leave. Allocated off-road parking makes arrivals straightforward, while generous communal gardens sweep towards the estuary; a gate at the lower boundary leads straight onto the Cinder Path for swims, paddleboarding and waterside walks within moments of leaving the front door.

Approached via communal steps, the front door to Flat 1 (the penthouse) opens into a private entrance hall with storage/utility cupboard. Stairs then rise to a central landing serving the accommodation.

The open plan kitchen, dining and sitting room shares a bright, free-flowing space shaped around the estuary view. Large picture and bay windows draw the water in, with a built-in window seat in the spacious sitting room for watching the tide and passing boats. A gently vaulted ceiling, whitewashed walls and exposed original timbers give calm, coastal character, while a contemporary log burner sets the mood on winter evenings. Yealm Kitchens' bespoke design has created a refined, high-spec kitchen that sits smartly within its space: granite worktops, painted cabinetry with glazed display units, integrated wine storage, integrated appliances and statement pendant lighting over the breakfast bar. Oak flooring runs throughout to connect the spaces, and generous built-in storage keeps the lines clean, allowing cooking, conversation and the estuary views to take centre stage.

Calm and bright, the principal bedroom is set to the view with a wide picture window and an angled side window that frame the Estuary, with soft neutrals and carpet underfoot for a quiet, coastal feel. Wall-mounted TV point in place. Beneath the second picture window, a clear run of wall is ideal for a dressing table, with flattering natural light and the estuary in view as you get ready. A well-appointed en-suite shower room serves the space, with an electric shower giving immediate hot water on arrival. Spacious storage/walk-in-wardrobe under the dormer. The second bedroom provides a peaceful double with soft carpet underfoot and a gentle, coastal palette. A wide window facing the rear of the property brings in natural light, while recessed spotlights keep evenings bright. There's good space for a chest of drawers and bedside storage, making it an enjoyable guest room. The family bathroom feels calm, contemporary and considered, finished to a high specification with soft, stone-toned large-format tiling. A freestanding oval bath sits beneath a frosted window with a tidy display ledge and glass shelf for everyday pieces. A countertop basin with chrome fittings, a wall-hung WC with concealed cistern and flush plate, and thoughtfully placed lighting complete this bright, restful space. Practical touches include a utility cupboard with a washing machine and vented tumble dryer, neatly concealed at the foot of the stairs in the entrance hall.

Residents share a large, well-kept garden with lawns, mature planting and long estuary views. The lower gate opens to the Cinder Path and the estuary below; from here the sellers currently hold an outhaul mooring for a small boat. The mooring does not automatically transfer, but may be assignable via the Harbour Master; enquiries should be made at the harbour office. The current owners have kept a small patio set in the garden to further enjoy the communal gardens, reflecting the friendly, low-key feel at Heron's Creek. Incoming owners may seek similar permission from the management company, although approval cannot be guaranteed.





Location

Set in the heart of the South Hams Area of Outstanding Natural Beauty, the twin villages of Newton Ferrers and Noss Mayo offer an enviable coastal lifestyle. Overlooking the peaceful Yealm Estuary, this sought-after location is a haven for sailing enthusiasts and nature lovers alike. With the shimmering waters of the Yealm Estuary just moments away from the property, this is an unrivalled setting for those drawn to life on the water, whether it's setting sail for coastal adventures, paddle boarding along tranquil inlets, or plunging into sheltered waters for an invigorating cold-water wild swim.

The villages have a strong sense of community, with everything you need close at hand, a village co-op, a post office, a pharmacy, two churches and a selection of three welcoming pubs, plus a popular delicatessen/café, a buzzing hub of village life, all just a short stroll from the property. A thriving yacht club and a well-regarded primary school within walking distance add to the appeal. Throughout the year, the villages come alive with events, from regattas to festive gatherings.

For those who love the outdoors, spectacular coastal and countryside walks are on the doorstep, including the breathtaking South West Coast Path and National Trust-owned shoreline. With picturesque woodland trails and hidden coves waiting to be explored, the area offers a perfect balance of adventure and tranquillity. The nearby city of Plymouth provides a vibrant cultural scene, excellent transport links to London.





Tenure, Service Charge and Ground Rent

Leasehold with a share of freehold. 999-year lease from 1985.

The freehold is owned by Heron Creek Ltd; one owner from each of the five flat's is a director.

Service charge 2025 - £684 plus £50 ground rent, This includes the exterior building maintenance (excluding windows), grounds, lawn mowing and hedge maintenance and buildings insurance.

Restrictions include short-term or holiday lettings and pets.

Services

Mains drainage. Electric heating and hot water with a smart meter. Mains Water (Metered) . Broadband is full-fibre via Gigaclear.

Council Tax - Band E. South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

EPC Rating - Current: C - 72, Potential: C - 79, Rating: C

Agents Note: Built-in kitchen appliances are included in the sale, and selected furniture may be available by separate negotiation.

Directions

On the A379 Plymouth to Kingsbridge road at Yealmpton take the B3186 signposted for Newton Ferrers. Stay on this road passing the church on the right and continue down into Yealm Road. Keep driving along this road, towards the harbour and the driveway for Heron Creek is on the left hand side on a slight curve in the road.

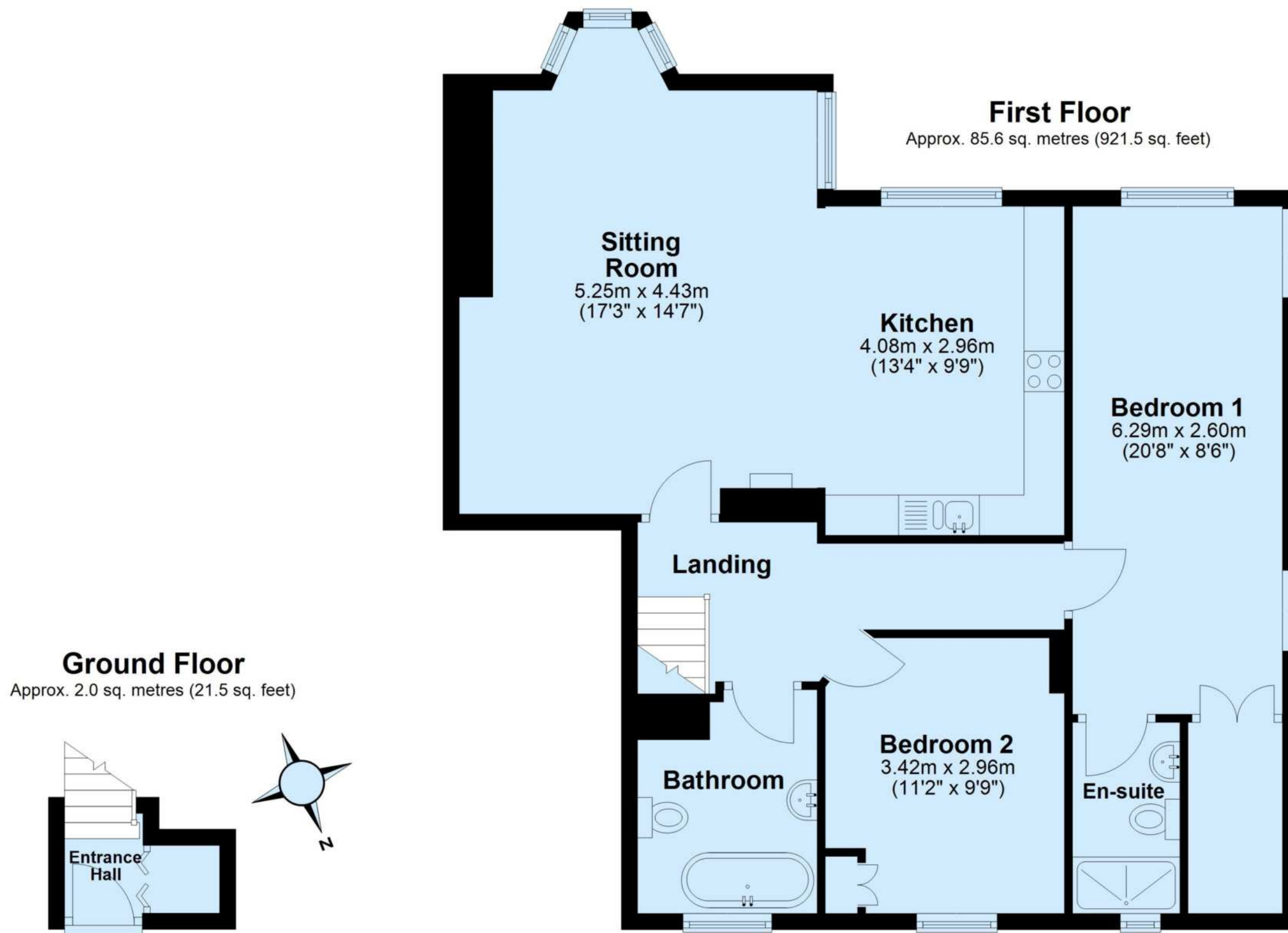
Viewing

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

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.





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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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