

9 ROWDEN COURT NEWTON FERRERS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

9 Rowden Court | Stoke Road | Noss Mayo | Plymouth | PL8 1JG

Recently refurbished to an exceptionally high standard, this home pairs period character with a clean, contemporary finish. Whitewashed stone, exposed beams and an elegant arched window set the tone; the interiors are calm and thoughtfully edited, designed for easy living and effortless hosting.

Footsteps from the South West Coast Path and a short stroll to Stoke Beach, the location is South Devon at its best: sea swims before breakfast and cliff-top walks at golden hour. Mothecombe Beach is an easy short drive for long, sandy days, paddleboarding and cold water swimming in sheltered water.

Walk to the estuary villages of Newton Ferrers and Noss Mayo for a wonderfully social routine: lunch or supper at The Ship Inn (gastro favourites and a good wine list), pizza night at The Swan Inn, and drinks on the water's edge while the children leap from Popes Quay at high tide. Groceries, galleries and independent cafés are close at hand; moorings and sailing clubs make life on the water simple and spontaneous.

The living room centres on a striking arched coach-house window that draws light across oak flooring. Painted panelling and exposed timbers bring warmth, while the layout invites slow mornings and relaxed evenings after days on the water.

The kitchen is smart and efficient: fitted cabinetry, deep worktops and open shelving keep the look crisp and practical. Integrated appliances and a classic ceramic sink complete the scheme, with a visual connection to the living space for effortless hosting.

The principal bedroom follows a calm palette of whites and soft neutrals with space and the additional guest bedroom continues the same considered feel. The bathroom is boutique in tone, with marble-style flooring, white brick-set tiling and a rainfall shower over a deep tub.

Residents enjoy beautifully kept communal grounds with lawns, cottage-garden planting and established trees. There's a dedicated BBQ area and a shared tennis court for easy weekend living. Immediately outside the property, a gravelled courtyard provides an inviting spot for a bench, perfect for morning coffee or an evening drink. Parking is generous, with ample spaces available in the communal parking area.

The presentation, location and recent high specification renovation translate into excellent photographs and dependable bookings. Performance history is available on request.

Newton Ferrers Office

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



Property Details

Services: Mains water and electricity; electric radiators; private drainage to a shared treatment plant.

Council Tax: Business Rated

Tenure: Leasehold - 999 years from 1986, each owner holds a share of freehold through Rowden Court Management Company Ltd

Authority South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Service Charge £1954,96 annual service charge (2025). Includes external maintenance of common areas, shared treatment plant, and external maintenance of individual properties (excluding windows and doors), plus buildings insurance.

Key Features

- Refurbished coastal two-bed cottage
- Calm interiors and Period Features - pairs period character with a clean, contemporary finish
- Proven holiday-let high performer - Main home or holiday use
- Walking distance to Stoke Beach and the South West Coast Path on the doorstep
- Short drive to sandy Mothecombe Beach and the estuary villages of Newton Ferrers & Noss Mayo
- Communal gardens with tennis court, drying area and BBQ area
- Ample communal parking; gravelled courtyard for morning coffee or an evening drink

Directions

From the A379 Plymouth to Kingsbridge Road take the B3186 signposted Newton Ferrers. Enter the village and at The Green, take the left hand fork signposted Bridgend and Noss Mayo. Continue down the hill, around the hair-pin bend at Bridgend and follow the lane as it rises up through Noss Mayo. Stay on this lane and leave the village. The lane will continue in to open countryside and take a sharp left at Revelstoke House. Rowden Court is then situated a short distance along on the right hand side, with plenty of parking.

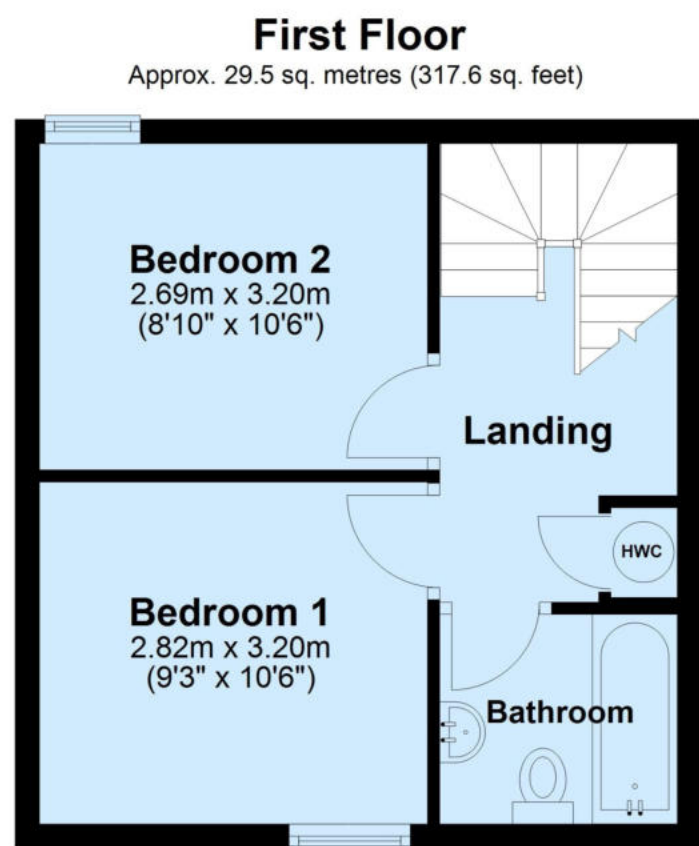
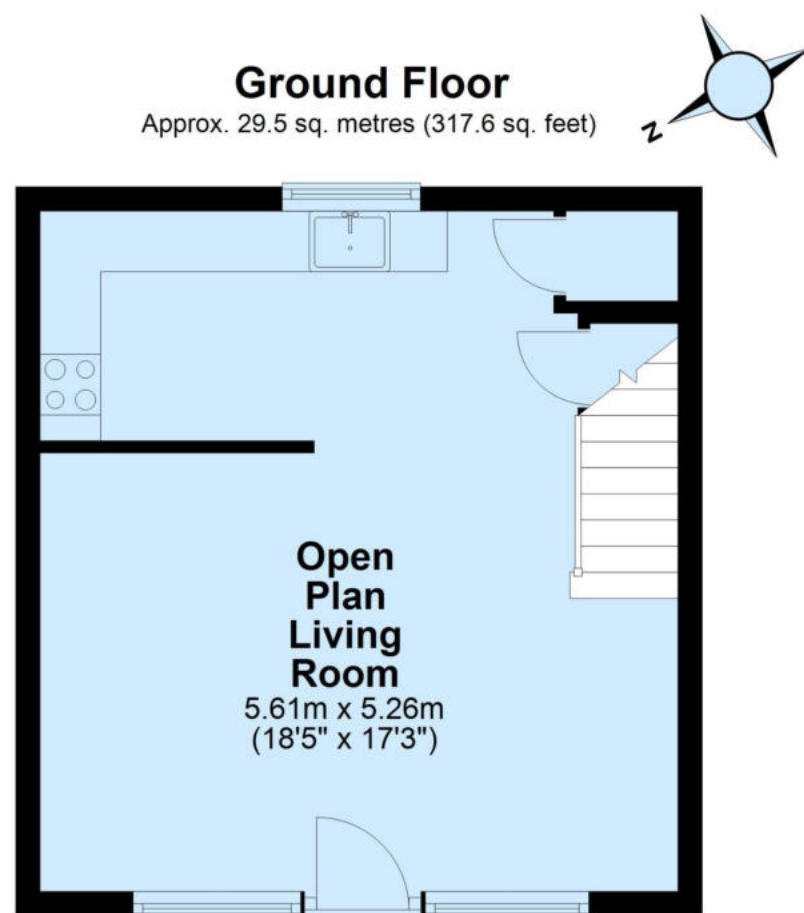
Viewing

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.





Total area: approx. 59.0 sq. metres (635.3 sq. feet)



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