

ST AUBYN'S COTTAGE

NOSS MAYO



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

St Aubyn's Cottage | 15 Rowden Court | Stoke Road | Noss Mayo | PL8 1JG

St Aubyn Cottage is an interesting Grade II Listed barn conversion within the exclusive Rowden Court development. A sought after development of barns located within walking distance of the beach and coastal footpath. Set within a couple of acres, the complex has beautifully maintained communal gardens backing onto open countryside, facilities include a tennis court, table tennis room and visitor parking.

On the ground floor there are three double bedrooms and a superb family bathroom. The first floor has an open plan living room with exposed ceiling beams and a well equipped kitchen. On the second floor, the landing opens to a spacious master bedroom with vaulted ceilings and part exposed painted roof trusses, wardrobe and an en-suite bathroom with shower. The property would suite either those looking for a main or holiday home.

Long walks are available from the doorstep, around the National Trust headland. The twin villages of Newton Ferrers and Noss Mayo straddle the Yealm Estuary. Noss Mayo is a delightful estuary village situated in tranquil surroundings on the southern slopes of the beautiful estuary of the River Yealm which is surrounded by National Trust rolling countryside and includes Lord Revelstoke's Nine Mile Drive – a glorious cliff-top walk in an area of Outstanding Natural Beauty within the South Hams. The village amenities include two incredibly popular waterside pubs both The Ship and The Swan Inns which are a very short walk away. There is a thriving village hall, church and well cared for tennis courts with active club in the village. Noss Hard and Pope's Quay in the village provide easy access to the estuary to enjoy swimming, kayaking and water sports. Additional village food shops and Deli/Coffee Shop are available in nearby Newton Ferrers.

Newton Ferrers Office

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



Property Details

Services:

Mains water & electricity. Heating by night storage heaters. Private drainage to shared treatment plant.

EPC Rating:

Current: E - 58, Potential: C - 80, Rating: E

Council Tax:

Business Rated

Tenure:

Each owner holds a share of freehold through the Rowden Court Management Company. Leasehold 999 year lease from 1989.

Authority

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

Service Charge / Ground Rent

Paid to the Rowden Court Management Committee in January and June. Covers use of the tennis court and gardens, barbecue, communal dustbin and recycling compound with clothes drying lines, games room with washing machines and dryers (coin operated), maintenance of the roof and communal sewage treatment plant, building insurance, regular painting of the external doors and windows, garden maintenance and washing of outside of windows. Charge is calculated on surface area of the property. Current charge £2302 x 2 in 2025.

Key Features

- 1414 sq. ft
- Spacious open plan living
- 4 double bedrooms
- Large master bedroom with en-suite
- Walking distance to the beach and coastal footpath
- Surrounded by superb South Hams countryside
- Ideal as a main home or holiday home
- Ample parking space

Directions

From our Newton Ferrers office, continue down the hill and bear left into Bridgend Road. Follow this road down the hill, around the head of the creek and on up to Noss Mayo. Continue up the hill past the Church and on for approximately ½ mile further. Rowden Court is on the right hand side of the road.

Viewing

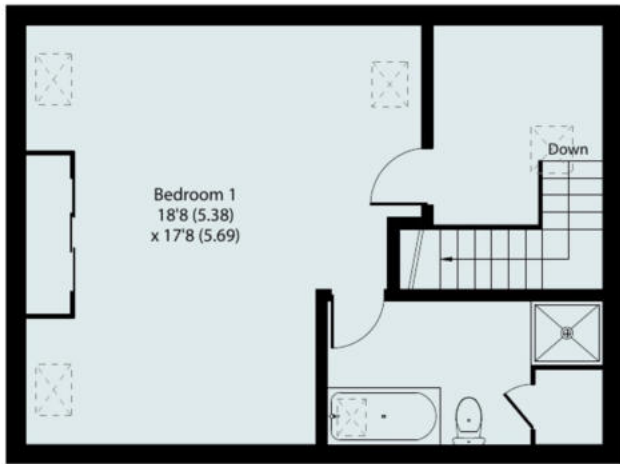
Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311

Fixtures & Fittings

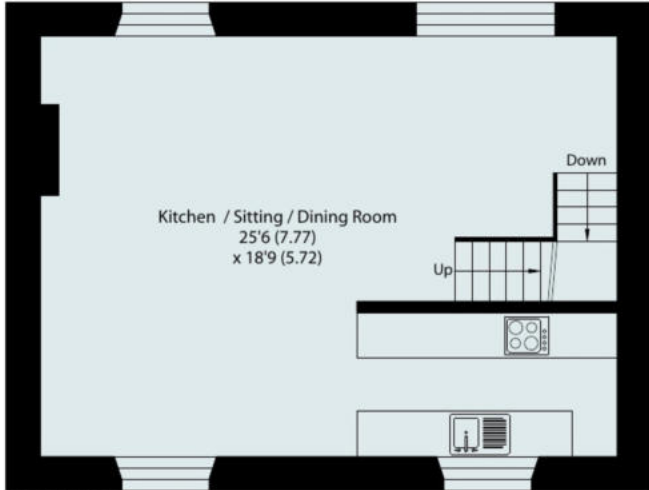
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.



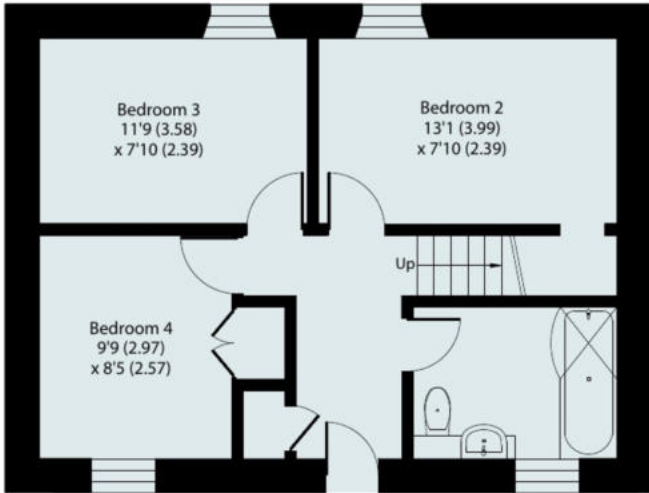
Approximate Area = 1413 sq ft / 131.2 sq m
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Marchand Petit Ltd. REF: 1119476



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