

PATHFIELDS NEWTON FERRERS





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Pathfields | 3 Yealm View Road | Newton Ferrers | Devon | PL8 1AN

Enjoying an elevated position with estuary views towards Noss Mayo. Two bedroom detached home with oak floors and a woodburning stove. The main living areas open onto a large sheltered deck, plus a balcony to the principal bedroom, terraced garden, garage and parking.

Mileages

A38 7 miles, Dartmoor National Park 10 miles, Plymouth 12 miles, Exeter and M5 connection 45 miles (All mileages are approximate)

Accommodation

Ground Floor

Kitchen, Sitting Room/Dining Room, Study/Guest Room | Ground Floor Shower

First Floor

Bedroom with Balcony, Second Bedroom, Family Bathroom, Study/Landing Area

Outside

Garage, Driveway, Large Decked Terrace, Terraced Gardens

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

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



Originally built in 1960, the former bungalow was later renovated and extended, creating two bedrooms on the first floor along with a family bathroom. With a lovely elevated outlook across the estuary towards Noss Mayo, Pathfields is a two-bedroom home where oak floors and a woodburning stove bring a natural warmth through the seasons, creating an easy, homely atmosphere that feels perfectly in tune with its waterside setting.

Life here naturally extends outdoors. Southerly-facing glazing draws sunlight into the heart of the house, while doors open straight onto a large sheltered deck an easy spot for breakfast in the warmer months, or a late drink as the light drops over the estuary.

The kitchen is made for both daily life and hosting, centred around a range cooker set within the original fireplace recess and finished with oak shaker cabinetry. Adjoining, the principal sitting and dining area is positioned to capture the outlook, with generous proportions, oak flooring underfoot and a woodburning stove adding a gentle glow. Glazed doors open to a Juliet balcony, drawing in the estuary views and the rolling countryside beyond. A particularly useful feature is the ground-floor study/guest room with its own external access and en-suite shower ideal for visiting family, older relatives, or a private work-from-home set-up that feels separate when needed.

Upstairs, two double bedrooms sit alongside a bathroom. Tucked beneath the pitch of the roof, the balcony off the principal bedroom feels like a private lookout. Timber boarding and a full-height glazed balustrade keep the view completely open, drawing your eye across the water and the village beyond, while the overhang creates a naturally sheltered nook outside. It's an easy spot for a chair and a small table somewhere to start the day in the sun, or watch the light change over the estuary in comfort, even when there's a breeze.

Outside, the generous, sun-catching deck sits directly off the house, creating a proper outdoor living room for the warmer months. Wide timber boards stretch out to give plenty of space for a dining table, a pair of chairs and relaxed seating, while the pergola and trellis introduce a little structure and privacy, softened by climbing plants. Steps lead down the terraced garden, with established shrubs and pots framing the edges, so it feels tucked away and calm a lovely spot for slow mornings, an easy lunch outside, or a glass of something as the light starts to fade. The garden is arranged in terraces with established planting, and there's also a garage (with power and light) plus parking. The village centre is close enough to reach on foot, with a wide range local amenities.





Key Features:

- Elevated estuary views towards Noss Mayo from a peaceful waterside setting
- Warm, welcoming interiors with oak flooring and a woodburning stove
- Southerly-facing glazing and doors opening directly onto a sheltered deck for easy indoor-outdoor living
- Characterful kitchen with oak Shaker cabinetry and a range cooker set within the original fireplace recess
- Sitting/dining space with Juliet balcony framing the estuary and countryside outlook
- Flexible ground-floor room with its own entrance and shower room, ideal home working/study or visiting guests.
- Generous, sun-catching deck with pergola and trellis screening, stepping down to a terraced garden with established planting
- Garage with power and light, plus off-road parking and an easy walk into the village amenities





Property Details

| | |
|---------------------|---|
| Services: | Mains water, electricity, gas and drainage |
| EPC Rating: | Current: D - 67, Potential: C - 80, Rating: D |
| Council Tax: | Band F |
| 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.

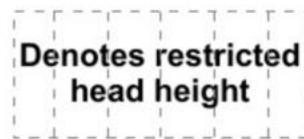
Directions

From the A379 in Yealmpton, take the B3186 to Newton Ferrers. Continue past Marchand Petit's office at The Green and take the first left turning down Bridgend Hill, take the first right and half way down the road on the right you will find 3 Yealm View Road.

Viewing

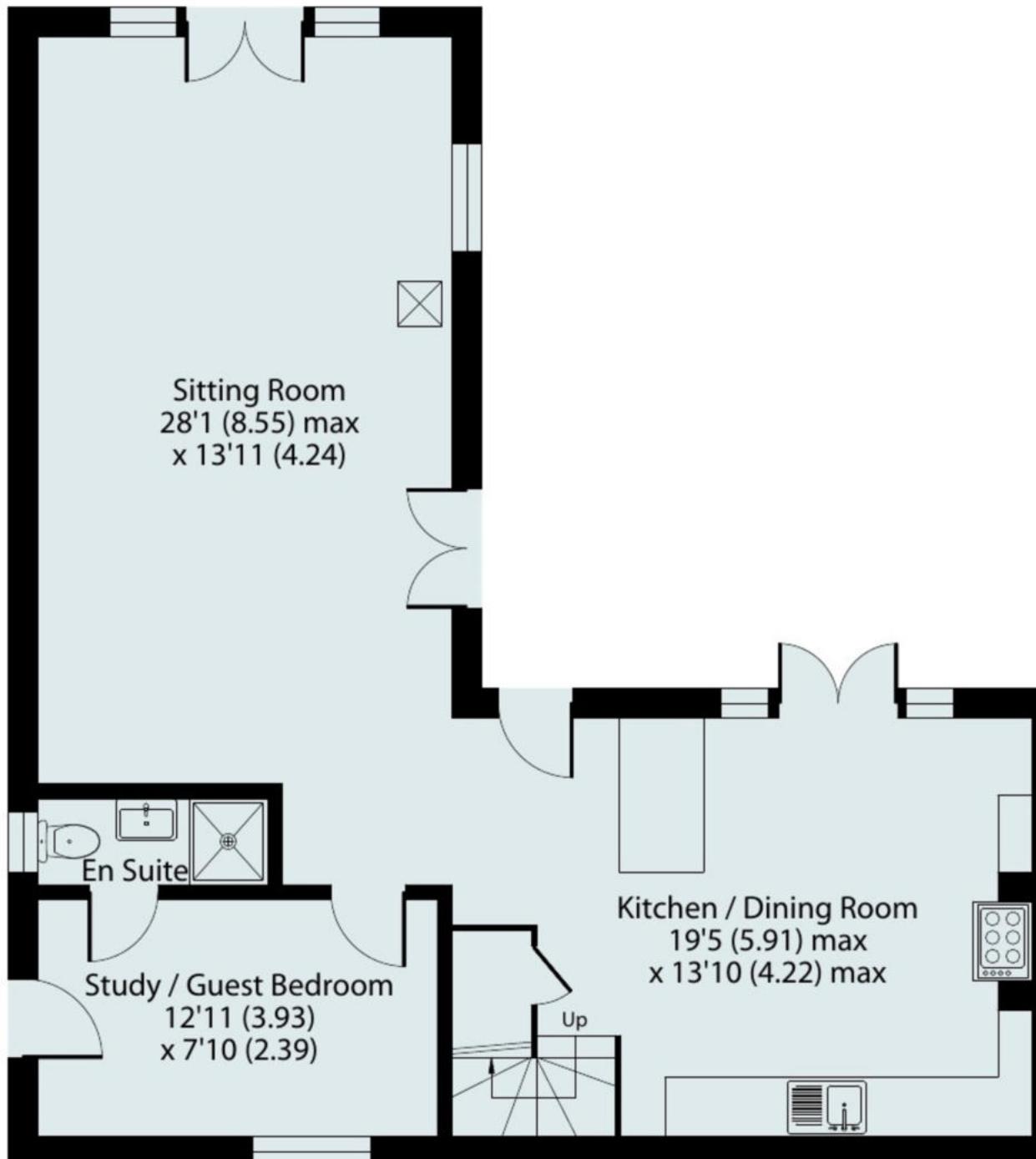
Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.



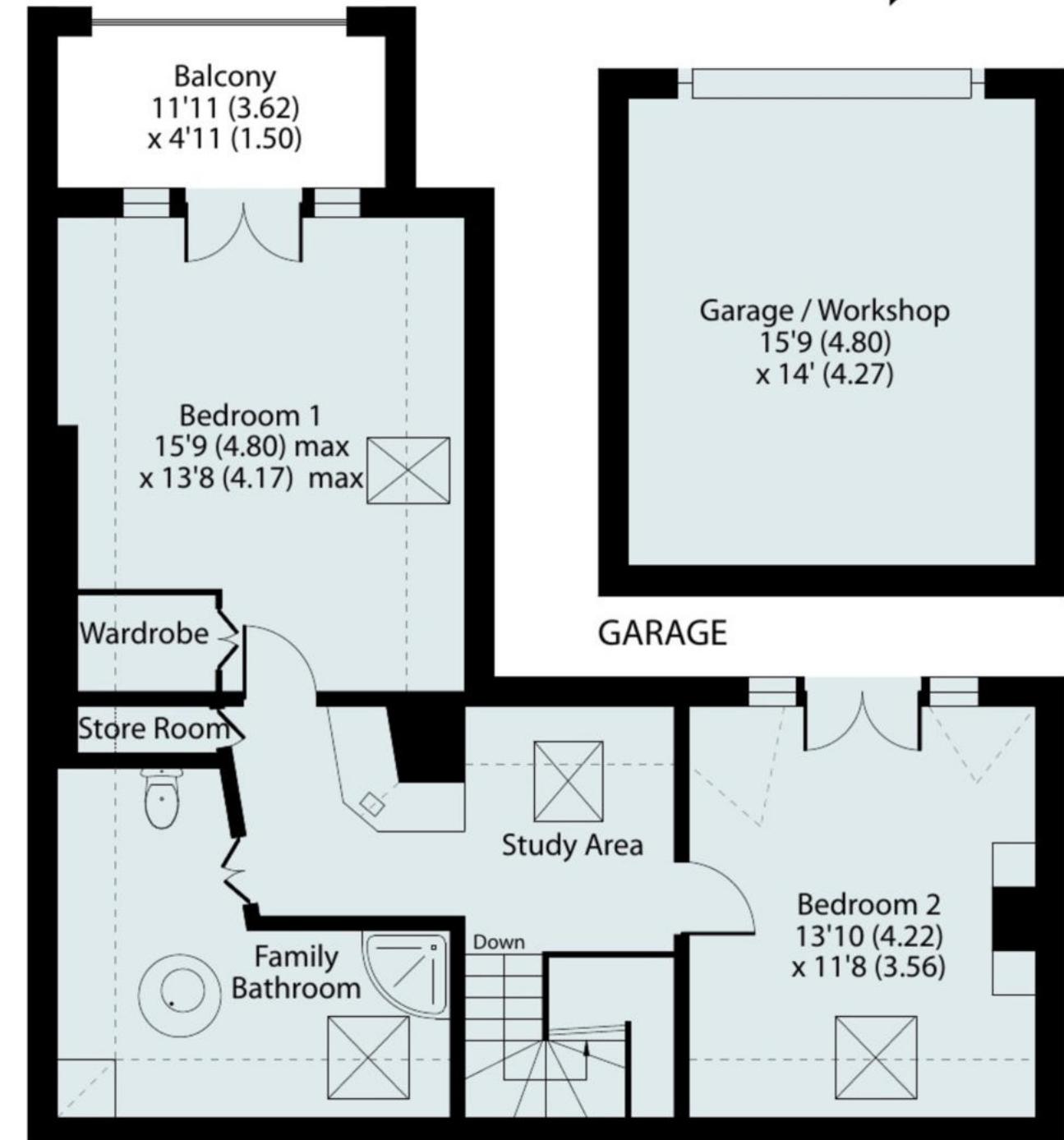


Approximate Area = 1281 sq ft / 119 sq m
 Limited Use Area(s) = 165 sq ft / 15.3 sq m
 Garage = 216 sq ft / 20 sq m
 Total = 1662 sq ft / 154.3 sq m

For identification only - Not to scale



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: 1388404

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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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