

REVELSTOKE NEWTON FERRERS




MARCHAND PETIT
COASTAL, TOWN & COUNTRY

**Revelstoke | Court House | Newton Ferrers |
Devon | PL8 1AQ**

Elegant, high specification, ground-floor Georgian apartment in Newton Ferrers, ideal for downsizers. Generous proportions, beautiful sitting/dining room, contemporary kitchen, principal suite with dressing room and en-suite, plus second bedroom and shower room. Communal gardens and heated outdoor pool.

Mileages

Plymouth City Centre - 9.5 miles, A38 - 7 miles,
Mothecombe Beach - 5 miles Wembury Beach - 9
miles Newton Ferrers/Yealm Estuary - 0.5 miles
(All mileages are approximate)

Accommodation

Ground Floor

Entrance Hall, Kitchen / Breakfast Room, Sitting / Dining Room,
Bedroom with Ensuite, 1 Further Bedroom, Shower Room

Outside

Communal Gardens with Heated Outdoor Pool,
Parking for 2 Cars

Newton Ferrers Office

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



Set within one of Newton Ferrers' most sought-after apartment buildings, this refined ground-floor home pairs generous proportions with a calm, elegant finish. The village's shops, cafés and the estuary are all a short walk away, with residents also enjoying beautifully kept communal gardens, a heated outdoor pool and a private woodland path that leads down towards the village centre.

Court House is approached via a characterful stone archway, which leads through to the residents' parking area at the rear. The apartment comes with two parking spaces. An external door opens into the communal entrance hall, positioned to the rear of the building adjoining the car park. With a slate floor and a staircase rising to the upper floors, this shared space also serves two entrance doors for the ground-floor apartments.

Beyond your own front door, the private inner hall immediately feels considered, with a large walk-in storage area tucked beneath the stairs ideal for luggage, outdoor gear and everyday essentials. The openings through to the sitting/dining room and across to the kitchen create a lovely sense of space and flow, making the layout feel both natural and generous from the moment you arrive.

Set within the Georgian proportions of the house, the sitting and dining room is a generous, light filled reception space that works beautifully for both everyday living and entertaining. Tall ceilings with deep cornicing and a central ceiling rose give the room an elegant sense of scale, while the layout naturally lends itself to two distinct zones, a relaxed seating area and a defined dining space. At the heart of the room, the fireplace brings warmth and character, with a painted surround and deep hearth framing a wood burning stove within a stone lined recess. Either side, arched alcoves with glazed shelving and built in cabinetry add symmetry and practical display space, reinforcing the room's calm, balanced feel. Overlooking the terraced gardens, the room has a lovely relationship with the outside. French doors from the dining area open onto a short run of steps down to the lawn. They create a natural spot for pots and seasonal planting, and make an inviting transition for morning coffee or summer suppers. A sash window further draws in daylight and frames a wide, green outlook across the grounds, giving the space a real sense of connection to the garden throughout the day.

Opening directly from the hallway, the kitchen has been designed with a clean, contemporary feel that sits comfortably within the Georgian setting. Sleek, handleless cabinetry in a crisp white finish is paired with solid stone work surfaces in a warm, soft grey tone, finished with a matching upstand for a crisp, elegant look. Positioned opposite the sitting and dining room, it works brilliantly for everyday living and entertaining. It is easy to move between the dining table and the kitchen, whether you are serving supper, pouring a glass of wine, or keeping everything flowing when friends are over. The layout is both practical and well considered, with generous storage, an integrated double oven and broad stretches of countertop for everyday cooking. A window set above the sink brings in natural light and leafy views, and there is space for an informal breakfast table, making this a natural spot for morning coffee and relaxed meals.



The openings through to the principal rooms also give the hallway a wonderfully spacious feel, with clear sightlines and natural light filtering through from both directions. It creates a strong sense of connection between the rooms while still keeping each space nicely defined.

The principal bedroom is a beautifully proportioned room with a calm, restful feel and a wonderful outlook over the gardens. A large sash window with working shutters draws in soft natural light and frames the greenery beyond, while the ceiling rose and elegant corning reflect the Georgian character of the home. The bedroom is supported by a dedicated dressing room, creating a practical sense of separation and excellent storage. An ensuite shower room sits alongside, finished in a crisp, contemporary style with a generous walk-in shower, wall hung vanity and clean lined fittings, completing a suite that feels refined and luxurious, in keeping with the quality and elegance found throughout the apartment.

Bedroom two is a generous double room with classic Georgian proportions and high ceilings that give it an easy sense of space. The window offers a green outlook, and the room works beautifully as a guest bedroom. It would also suit a home office or occasional room, depending on how you want to use the apartment.

Set separately from the bedrooms, the shower room is finished in a fresh, contemporary style with stone toned tiling, a glazed shower enclosure, and a sleek vanity with integrated storage along with a washing machine and tumble dryer. Its position is a real advantage, as it can serve bedroom two as needed, while also working perfectly as a guest cloakroom for visitors when you are entertaining.

The communal gardens are a real highlight, arranged as a series of broad, level lawns edged by mature planting and original stonework, with steps and terraces creating natural places to pause. Just outside the French doors from the dining area, shallow stone steps lead to a paved spot that sits within the shared grounds yet feels perfectly suited to the apartment for relaxed alfresco dining, with room for pots and seasonal planting.

Beyond the lawns, the gardens extend into a beautiful, wooded backdrop, with a private footpath that threads through the trees and offers a wonderfully direct route on foot to the village amenities. Set within the grounds, the heated outdoor swimming pool is arranged on a generous paved terrace with plenty of space for loungers and relaxed summer gatherings, as well as exercise and leisure classes.





Property Details

Services:	Mains water, electricity, gas and drainage
EPC Rating:	Current: C - 69, Potential: C - 77, Rating: C
Council Tax:	Band E
Tenure:	Leasehold with a share of freehold within 8 flats. 125 year lease from 1993.
Authority:	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234
Management Company Charge:	£3000 annual fee, £250 per month
Restrictions Include:	No pets. No holiday lets / Airbnb

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

On the A379 Plymouth to Kingsbridge road at Yealmpton take the B3186 signposted for Newton Ferrers. On entering Newton Ferrers, follow the road towards the centre, passing Marchand Petit's office on the right, turn right into Court Road and the archway to Court House will be found after a short distance on the left hand side just after the church.

Viewing

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

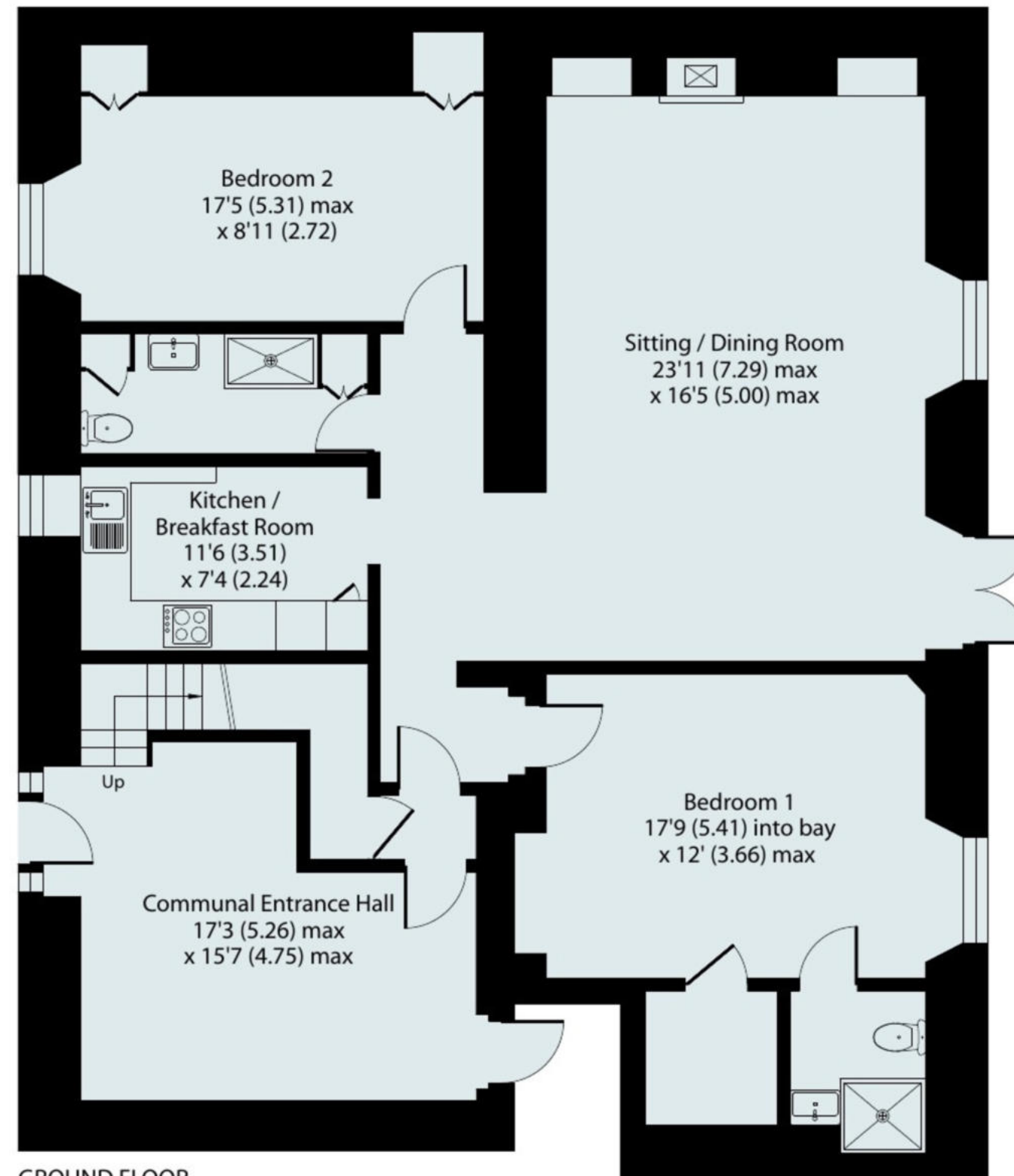
Key Features:

- Sought-after apartment building in the highly regarded estuary village of Newton Ferrers
- Elegant ground-floor Georgian apartment, ideal for easy, level living
- Particularly well suited to downsizers, with refined, manageable accommodation for a single person or couple
- Generous proportions throughout, providing ample space for larger, well-loved furniture pieces
- Beautiful sitting and dining room with period detailing, fireplace and fitted alcoves
- Principal bedroom suite with dressing room and en-suite shower room
- Second double bedroom plus separate shower room, ideal for guests or as a study
- Outstanding communal gardens to enjoy, with a heated outdoor swimming pool for relaxed summer days and gentle exercise



Approximate Area = 1112 sq ft / 103.3 sq m (excludes communal hall)

For identification only - Not to scale



GROUND 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: 1386050

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