



I NOSS MAYO

Noss Mayo, Devon



AN IDYLIC WATERSIDE COTTAGE

With self contained garden annexe, private quay and outstanding panoramic estuary views.

Summary of accommodation

Ground Floor: Entrance hall | Study | Open plan kitchen/dining area | Cloakroom/WC

First Floor: Sitting/dining room | Utility/laundry room | Principal bedroom and en suite Bathroom
Bedroom two| Bedroom three with dressing area | Family shower room

External: Garage

Upper Level: Sun terrace with summer house and log burner

Lower Level: Cottage garden with estuary frontage | Private quay with two outhaul moorings | Private quay
Self-contained garden annexe with WC shower room | Riverside terrace | Covered courtyard

Distances: Local Shops, Riverside Pubs, Churches 0.5 miles, A38 9 miles, Plymouth 12 miles, Exeter 43 miles
(All distances are approximate)

Guide price: £1,250,000

DESCRIPTION

Extensively rebuilt and remodelled to exacting standards approximately 20 years ago, this idyllic waterside cottage is located on The Point in Noss Mayo affording it outstanding panoramic estuary views. This glorious secluded location provides direct riverside access via its own private quay enabling full enjoyment of water sports from your garden. It’s also perfectly located to access the local estuary, woodland walks and Cellars Beach from the property’s doorstep, in addition to being a stone’s throw to the local village conveniences.

Impressive from the moment that you step through the door, 1 Noss Mayo boasts a luxurious shaker-style kitchen with a stylish black AGA as well as additional electric oven and hob designed by Yealm Kitchens. This area is exceptionally well appointed and has a delightful curved bay window with window seat overlooking the estuary beyond. There’s an additional cloakroom and ground floor room which could make a fantastic bedroom or office.

Steps lead up to the spacious sitting/dining room with slate flagstone flooring, wood burning stove and bespoke French doors leading out to the water facing terrace. A stylish summer house with woodburning stove opens out onto this area making it a fabulous space for alfresco dining. There is also a utility/laundry room.

The character of this property extends upstairs with French oak flooring and sash windows. The beautiful principal bedroom suite has views overlooking the estuary with window seats, dressing area with built in wardrobes and en suite bathroom with roll-top bath and rainfall shower. There are two further double bedrooms with windows overlooking the estuary, the third with a very spacious dressing or study area. There is a family bathroom with large rainfall shower.



Cottage garden terrace

OUTSIDE

The property also benefits from a generous garage and external off road area which allows parking for two cars, plus storage of watersports and sporting equipment. The garden gate accessed from Passage Road opposite the cottage opens up to the delightful cottage garden which adjoins the River Yealm.

This enchanting garden has a self-contained annex with large sliding glazed doors providing magnificent views over the estuary. There is a large covered courtyard, perfect for open air dining and a river terrace with spectacular close range estuary views. The annex is an exceptionally versatile space and would make a wonderful work from home office/studio or simply to be enjoyed as additional independent guest accommodation.

From the garden, steps lead down to the property's beautiful private quay and outhaul moorings (subject to permission of the harbour master). Previously, the current owner has had permission for two outhaul moorings.





LOCATION

The popular twin villages of Noss Mayo and Newton Ferrers straddle the Yealm Estuary. Long walks are available from the doorstep of this abundant abode, along the beautiful estuary and around the National Trust headland of The Warren. Both The Ship and The Swan inns are a short walk away, and there is a thriving village hall and well cared tennis courts are only a short walk away.

Newton Ferrers has a range of facilities including a Co-op village shop, popular delicatessen/coffee shop, community post office, pharmacy and an OFTED outstanding primary school. Further amenities are to be found in nearby Yealmpton, Madbury, and the city of Plymouth.

Deep water moorings and slipway facilities are located around the Yealm Estuary.





PROPERTY INFORMATION

Services: Mains water, gas, electricity and drainage.

Tenure: Freehold

Local Authority: South Hams District Council

Council Tax: Band G

EPC Rating: Current: C, Potential: B.

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 Plymouth to Kingsbridge Road at Yealmpton, take the 83186 signposted Newton Ferrers. Shortly after passing Marchand Petit’s office on the right take the left fork signposted Noss Mayo and Bridgend. Continue down the hill, around the sharp bend at the head of the Creek, and follow the lane up in to Noss Mayo. Turn down right at the Church. Continue down the hill and around another hairpin bend. Continue straight ahead gently rising up into Passage Road to pass the back of The Ship Inn on the right. Follow the road around the bend and 1 Noss Mayo is the last house on the left, park in front of the garage.



Approximate Gross Internal Area
189.8 sq m (2044 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

Mark Proctor
01392 423111
mark.proctor@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

Marchand Petit
01548 855590
pwch@marchandpetit.co.uk

Prime Waterfront & Country House
94 Fore Street, Kingsbridge
TQ7 1PP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated March 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](https://www.wordperfectprint.com)