





Old Court Farm

15 Court Road, Newton Ferrers, PL8 1DN



Charming Grade II Listed character cottage in the heart of Newton Ferrers | Beautiful Farmhouse Style Kitchen | 3 Bedrooms | Separate Garage | South Facing, Secluded Garden with Brook| Off Road Parking.



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DESCRIPTION

The farmhouse at Old Court Farm was sensitively split in to two separate dwellings in the 1980's. Old Court Farm is described by English Heritage as being of Late 18th Century origins and particular reference is made to its fine slate roof and distinctive chimney stacks. The cottage would now benefit from updating to further enhance existing features.

The interiors retain many of their original features with the traditional farmhouse kitchen and its flagstone floors being a major part of this lovely home. There is scope, subject to the necessary consents, to exploit the attic space.

SITUATION

The twin villages of Newton Ferrers and Noss Mayo enjoy a delightful riverside setting on the wooded slopes of the estuary of the River Yealm. This sheltered, deep water harbour is much favoured by yachtsmen and lies within a truly beautiful valley in the unspoilt South Hams countryside, an Area of Outstanding Natural Beauty.

The villages share a number of facilities including a post office, pharmacy, Co-operative store, three good public houses, two churches, yacht club with bistro and good Primary School. Bus services run to Plymouth city centre which is within easy commuting distance. The main route from Plymouth to Exeter (A38/M5 Devon Expressway) is only a few miles away. Intercity trains run throughout the day from Plymouth to Paddington. The Continental Ferry-port is also easily accessible. All give superb access to the rest of the country, combined with living in one of the most beautiful riverside locations on the south coast.

Plymouth itself is an historic and vibrant waterside City, well provided with colleges, grammar and public schools, modern university, the Peninsula Medical School, Theatre Royal and



cinemas, large department stores, cafes, bistros and restaurants. The leisure facilities are outstanding with superb water-sports in and around Plymouth Sound

ACCOMMODATION

The accommodation is as follows:- (Please note that all dimensions are noted on the floor plans).

From Court Road, double wooden gates through to courtyard with wooden storage shed, raised flower border, cold water tap, gas meter. Please note: adjoining properties have a right of way across this courtyard.

ENTRANCE PORCH

Light fitting, part glazed front door and windows to side, coat hooks and fitted shoe rack.

KITCHEN

Range of shaker style kitchen units to wall and base with wood effect worksurface over. 1 1/2 bowl sink unit with single drainer and mixer tap. Space for tall fridge/freezer, integral appliances to include washing machine, slimline dishwasher, eye level electric fan assisted oven with fitted microwave above, four ring halogen hob with extractor hood and light over plus tiled splash back. Original fireplace, now closed off (but with potential for



range cooker), wooden mantel, original wooden pegs above and access point to chimney flue. Interior window through to sitting room, flagstone floor, beamed ceiling, recessed ceiling spotlights, sash window overlooking courtyard with shutters, two radiators, panelled wooden door with cast iron door furniture. Electricity meter cupboard over door.

SITTING ROOM

Two radiators, understairs storage cupboard, feature fireplace with carved wooden surround and granite hearth, currently closed off but ideal for a log burner, fitted cupboard storage to either side. Wall light fitting, TV aerial point, telephone point. French doors out to garden and sun terrace, staircase rises to :-

FIRST FLOOR LANDING

Built-in storage cupboard, ceiling light fitting, built in linen cupboard with slatted linen shelves.

SHOWER ROOM

Fitted with a white suite comprising; large walk in shower enclosure, wash hand basin and low level push button WC set into integrated vanity unit. Partly tiled walls, ceiling light fitting,

extractor, heated towel rail, radiator, mirror, light and shaver point.

BEDROOM 1

Sash window with window seat enjoying the views over the gardens to the rear and across to the surrounding village. Ceiling light fitting, radiator, built-in cupboard, telephone point. Door to:

EN-SUITE WC

Wash hand basin and low level push button wc with built in vanity unit.

BEDROOM 2

Sash window looking over the front courtyard with window seat. Ceiling light fitting, radiator, built-in cupboard with hanging rail,



drawer storage and also housing Worcester gas fired boiler serving hot water and central heating.

BEDROOM 3

Window overlooking front courtyard, radiator, fitted cupboard with hanging rail and storage over. Access via pull-down loft ladder to boarded loft space with roof light.

LOFT ROOM

Velux roof window to front court year elevation. Exposed roof timbers. Light fitting. Potential to add a staircase access with opportunity to create home office/further accommodation.

OUTSIDE

The secluded rear garden is a particular feature of the cottage and is perfect for a gardening enthusiast. Paved sun terrace outside of the sitting room, with steps leading down to south-facing level lawn with mature borders having a variety of shrubs and trees. Timber summerhouse with raised vegetable bed. Steps up and over a natural stream to rear access gate leading to hardstanding in front of garage for one vehicle.

SINGLE GARAGE

Part of a block of two. Up-and-over door.

LETTING

Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Ross on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.

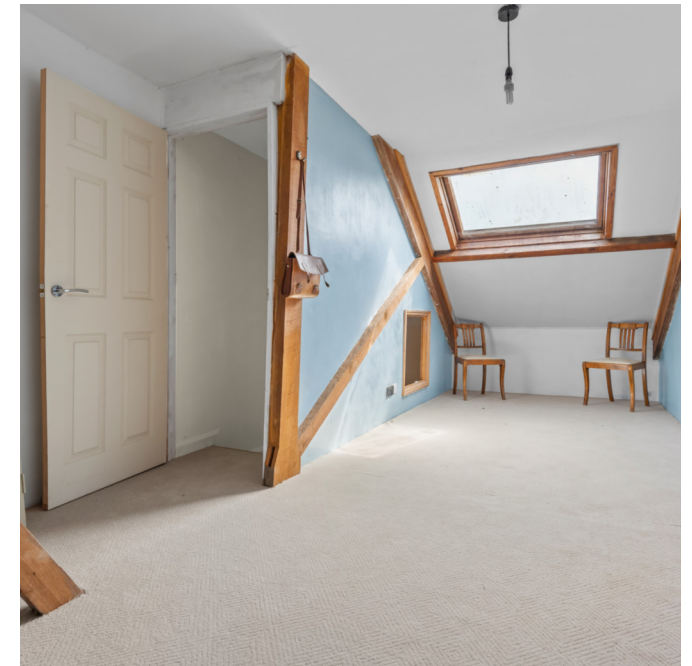


BROADBAND

To obtain either Broadband speeds or Mobile coverage at this address, please use the following Ofcom website link; <https://checker.ofcom.org.uk/>

VIEWING

Strictly by appointment with Luscombe Maye, Newton Ferrers Office. Bespoke appointments outside usual office hours can be arranged with adequate notice.



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Approximate Gross Internal Floor Area = 127.1 sq m / 1368 sq ft
 Outbuilding Area = 5.3 sq m / 57 sq ft
 Garage Area = 12.4 sq m / 134 sq ft
 Total Area = 144.8 sq m / 1559 sq ft

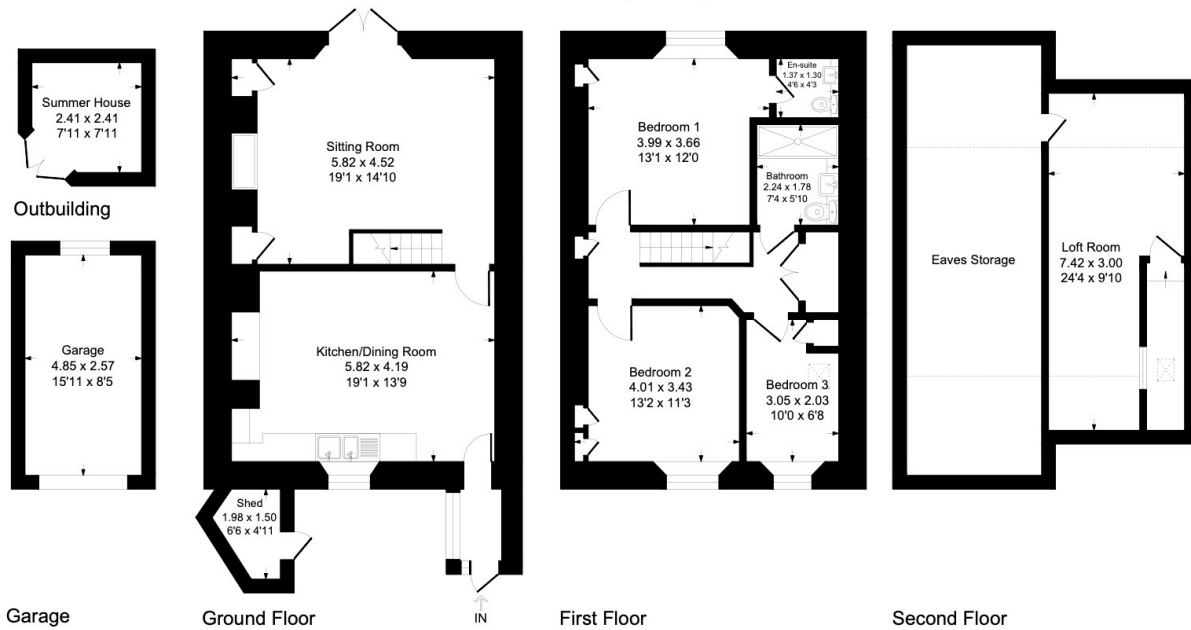


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains electricity, water, gas and drainage are understood to be connected to the property.

COUNCIL TAX

The property is in Council Tax Band E

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01752 872417.

DIRECTIONS

From the A379 Plymouth to Kingsbridge Road, take the B3186 signposted Newton Ferrers. Enter the village and at The Green, take the right hand turn in to Court Road just in front of the Church. Follow Court Road and Old Court Farm can be found on the left hand side just before the corner than swings left.

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