



Luscombe Maye

Since 1873

Summerhill

Hannaford Lane

Noss Mayo

PL8 1EJ

Guide Price £725,000



3



3



2

Stunning Rural Views

Primary Bedroom with En-Suite

Mature Gardens Adjoining Farmland

Solar panels

Garage & Driveway

EPC Band D



Full Description

SITUATION AND DESCRIPTION

Built in the 1930's, Summerhill has retained much of the character of the period with a symmetrical front elevation and interior features that include panelled ceilings, picture rails and wooden floors. The present owners have enjoyed the house for nearly fifty years. Their presentation and upkeep has been sympathetic to the origins of the property. Later additions have enlarged the accommodation and there is further potential to extend subject to the necessary planning approval.

Set in a cluster of five individual detached properties located off a shared, private, unmade lane within half a mile of the tidal creek at Noss Mayo, Summerhill provides a predominantly rural setting while not being isolated and enjoys views over the nearby fields. The lane leads into a public footpath to the extraordinary and unspoilt coastline and the South West Coast Path. The nature of the location results in negligible passing traffic. The waterside facilities of Noss Mayo are within a short walk including the renowned Ship Inn, the Swan Inn, village hall, bus route and tennis courts.

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 and share a number of facilities including a post office, pharmacy, convenience store, excellent public houses, two churches, yacht club and good Primary School. There are regular bus services into Plymouth and the main route from Plymouth to Exeter (A38/M5) is only a few miles away. Regular trains run from Plymouth to Paddington and the Continental Ferry port is close by.

Plymouth itself is an historic and vibrant waterside City, well provided with University, Peninsula Medical School, colleges, excellent schools, Theatre Royal, cinemas, shopping mall, 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 approximate as shown on the floor plans):

Glazed front door with stained glass side panels through to

ENTRANCE HALL

Exposed wooden floor, Dado rail, picture rail, Night storage heater, staircase to first floor with under stairs storage, recess with coat hooks.

SITTING ROOM

Picture rails, coving to ceiling, Night storage heater, TV point, period fireplace with inset Calor gas 'living flame' effect fire. glazed double doors to Garden Room, uPVC double glazed bay window to front of property with stained glass feature, enjoying the outlook over the surrounding hillsides.

DINING ROOM

Night storage heater, uPVC double glazed bay window with stained glass enjoying the views, picture rail, coving to ceiling, shelved recess. Fireplace (currently closed off). Arch through to

KITCHEN

Wooden floor, uPVC double glazed window and door to rear of property, feature fireplace with wooden surround and mantle, oil-fired Rayburn for cooking and hot water, range of cupboards to wall and base with work surface over, inset one and a half bowl stainless steel sink with mixer tap over, tiled splashback, space for electric cooker, picture rail, coving to ceiling, shelving, pantry with fly screen and stained glass window to Garden Room. Steps down to

GARDEN ROOM

Glazed double doors to sitting room, night storage heater, double glazed wooden windows to rear of the property, enjoying the outlook over the garden with double doors to rear terrace.

From the Hallway, staircase with turned balustrades and polished wood banister, leads to

LANDING

Feature alcove, picture rail, storage cupboards with hanging rail and shelf over.

BEDROOM 1

Picture rail, coving to ceiling, night storage heater, telephone point, built-in cupboards with hanging rails and additional cupboard storage above, uPVC double glazed bay window with stained glass, again enjoying the rural outlook.

EN-SUITE BATHROOM

Night storage heater, pedestal wash hand basin with taps, tiled splashback, light and shaver point, low level WC, twin grip bath with hardwood panel, Mira Sport electric shower over, tiled surrounds. uPVC double glazed window to rear of property with stained glass window above.

BEDROOM 2

Picture rail, coving to ceiling, loft hatch, Night storage heater, uPVC double glazed bay window to front of property with a stained glass above.

BATHROOM

Heated towel rail/radiator, airing cupboard housing lagged hot water cylinder with immersion heater and slatted linen shelves above and to one side, wash hand basin inset into tiled vanity unit with cupboard storage below, mirror, light and shaver point, low level WC with wooden seat, twin grip panelled bath with Mira Event electric shower over and tiled surrounds. Two uPVC double glazed windows to side of property. Door to extensive attic storage.

BEDROOM 3/STUDY

Night storage heater, double glazed window to rear of property with small feature window to side.

OUTSIDE

Private driveway to front of property. Mature shrub borders. Steps and flower borders to front door. Access around side of property. Concealed oil storage tank. Rear terrace with former bomb shelter now creating useful garden store.

Beautifully planted rear gardens include steps up to patio with raised borders, ideal for outdoor entertaining. Flagstone paving. Steps to lawn with extensive flower borders. Greenhouse. Arch to productive vegetable area with fruit trees and on to wild garden adjoining farmland. Large workshop/storage shed.

UTILITY/WORKSHOP

Light and power. Plumbing for washing machine. Stainless steel sink with cold water supply. Useful shelving. Double glazed window to side. Through to

SINGLE GARAGE

original double doors to front driveway with diamond glass panes, pitched roof. Light.

SERVICES - Mains water and electricity are connected to the property. Private drainage. Oil for Rayburn. Solar panels with battery storage. Calor gas for sitting room fire.

COUNCIL TAX - Band E.

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

TENURE - Freehold with full vacant possession upon completion. No onward chain.

LETTINGS - 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.

VIEWING - Strictly by appointment with Luscombe Maye, Newton Ferrers Office 01752 872417. Bespoke appointments outside usual office hours can be arranged with adequate notice.

DIRECTIONS From the A379 in Yealmpton, take the B3186 to Newton Ferrers and take the first left turning down Bridgend Hill. Continue around the head of the creek and keep on this road until reaching the church. At this point turn right into Revelstoke Road, continuing down the hill to the sharp right where continue straight on, passing the tennis courts on the left. Follow the track carefully up the hill (unsurfaced) until reaching the property, which is the third on the right.

Summerhill, Hannaford Lane, Noss Mayo, Plymouth, PL8 1EJ

Approximate Gross Internal Area = 141.3 sq m / 1522 sq ft
Garage Area = 11.5 sq m / 124 sq ft
Outbuilding Area = 11.8 sq m / 127 sq ft
Total Area = 164.7 sq m / 1773 sq ft

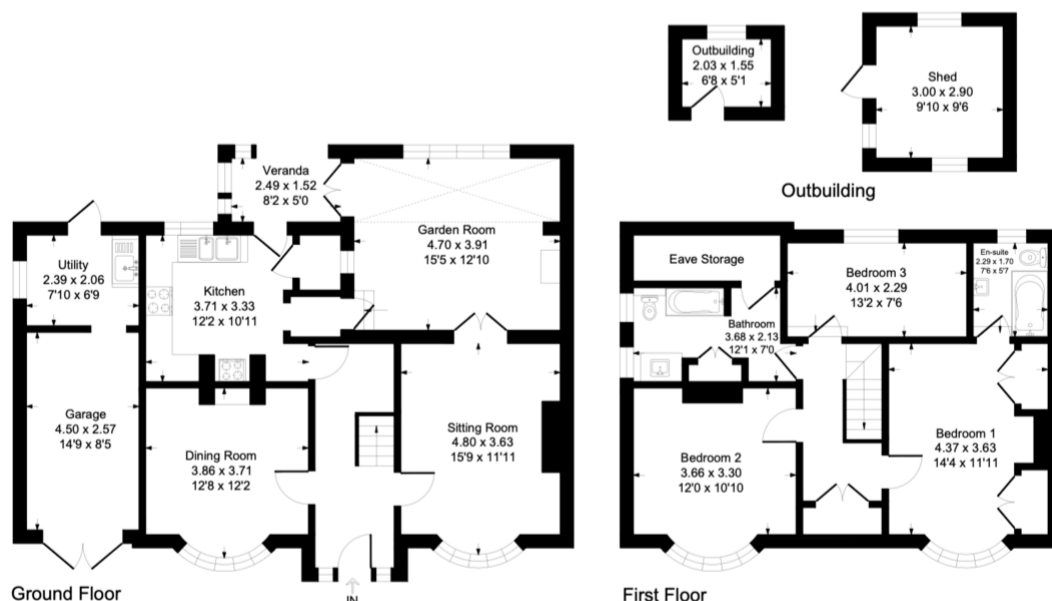
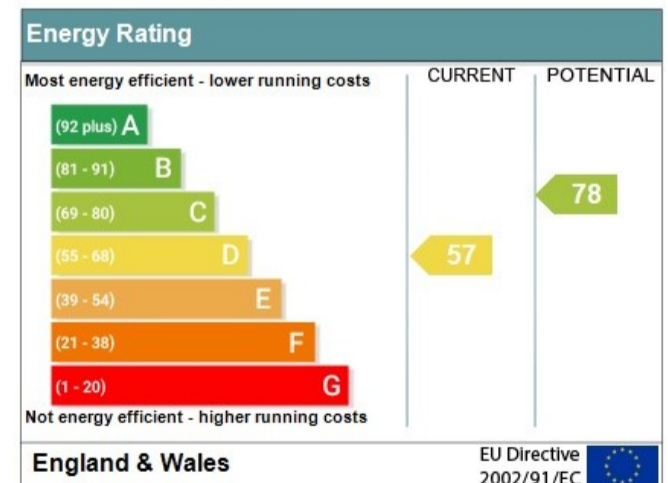


Illustration for identification purposes only, measurements are approximate, not to scale.

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Luscombe Maye
Since 1873

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