



Luscombe Maye

Since 1873

Newton Hill, NEWTON FERRERS, South Devon

Guide Price £750,000

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SITUATION AND DESCRIPTION Believed to have been built in the 1930's Maxdene is an elevated bungalow sitting in the very heart of this thriving community. Extensively upgraded by the current owner (new roof and windows) but any new owner can decide on final finishes on the principle rooms. The property provides a spacious family living space with power and plumbing for an open plan fitted kitchen, a separate sitting room or study, vaulted bedroom and further bedroom with adjacent bathroom. The attic space to the rear of the property has the potential to be converted to a stylish primary suite. Butterfly Cott is a self contained cottage added to the rear of the bungalow in about 1990. It could used as a productive holiday let but could easily be incorporated into the main accommodation if required.

The twin villages of Noss Mayo and Newton Ferrers 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, traditional butcher, Co-operative store, three good public houses, two churches, yacht club with bistro and good Primary School. Plymouth City is within easy commuting distance and 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.

COUNCIL TAX Maxdene Band C & Butterfly Cottage Band A. **LOCAL AUTHORITY** South Hams District Council.

SERVICES Mains electricity, water (metered), gas and drainage are connected to the property. Please note, Butterfly Cott has an independent hot water immersion supply and electricity meter.

VIEWING Strictly by appointment through Luscombe Maye Newton Ferrers Office 01752 872417. Evening and weekend viewings can be arranged with adequate notice. **WHAT3WORDS** /// cooking.flank.thudding



Maxdene, Newton Hill, Newton Ferrers, PL8 1BG
 Approximate Gross Internal Floor Area = 299.7 sq m / 3227 sq ft

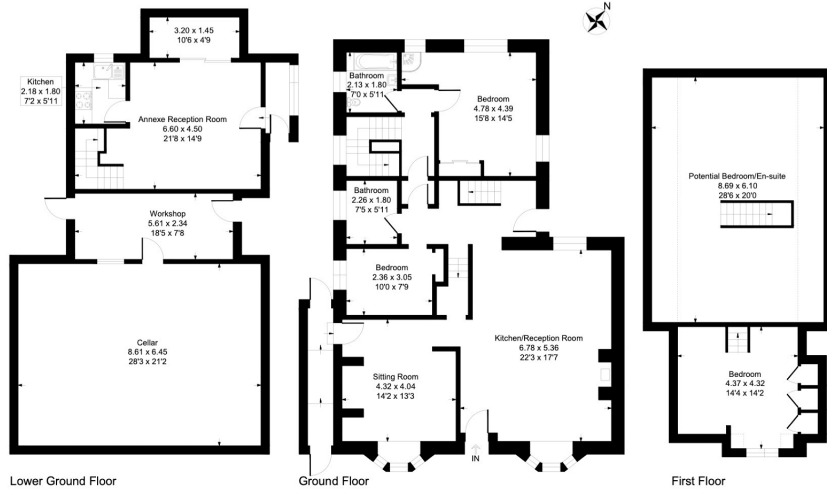


Illustration for identification purposes only, measurements are approximate, not to scale.

- Kitchen and Dining Room
- Three Bedrooms
- Family Bathroom
- Cellar
- Self Contained Annexe
- Sitting Room
- Potential Master Bedroom with En-Suite
- Workshop
- Terrace and Gardens
- Ideal Central Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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