









# Cannon Park

Hannaford Lane, Noss Mayo, South Devon, PL8 1EJ



A substantial detached country residence with a garden located "just off the beaten track" within half a mile of the National Trust coast.

This lovely property has far reaching rural views on all aspects, hosts 4 double bedrooms , a large open plan kitchen/ dining room.

Detached garage and ample parking.



Newton Hill, Newton Ferrers, Devon, PL8 1AA  
T: 01752 872417 | E: [newtonferrers@luscombemaye.com](mailto:newtonferrers@luscombemaye.com)  
[www.luscombemaye.com](http://www.luscombemaye.com)

## DESCRIPTION

Set in a cluster of five individual and established detached properties located off a shared, private, unmade lane within half a mile of the tidal creek at Noss Mayo, Cannon Park provides a predominantly rural setting while not being isolated. Views extend over the nearby fields, Newton Ferrers and Noss Mayo villages and the track forms a public footpath to the extraordinary and unspoilt coastline and the South West Coast Path. The nature of the track 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.

## 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 mooring is much favoured by yachtsmen and a truly beautiful valley within 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 daily from Plymouth to Paddington. The Continental Ferryport is also easily accessible. All combine to 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 a 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 store, shopping mall, cafes, bistros and restaurants. The leisure facilities are outstanding with superb watersports in and around Plymouth Sound.

Accommodation: (Please note that all dimensions are approximate as shown on the floor plans).

## KITCHEN/BREAKFAST ROOM

Window to rear elevation and twin glazed French doors to side elevation. Roll edge worksurface, floor to base cupboards

and drawers, eye level cupboards with glazed display units. Twin electric Hotpoint oven and grill. five ring Lamora LPG gas hob with extractor hood and light over. Integral dishwasher. Twin bowl sink with mixer tap and spray gun. Large integral fridge. Smoke alarm and recessed pin spot lighting. Laminate floor covering. Radiator. Glazed door to:

## HALLWAY

Access to roof space with ladder. Quadruple light fittings. Smoke alarm. Twin radiators. Part obscure glazed front door. Fuse box. Wall mounted Drayton heating controls. Part glazed door to:





#### SITTING ROOM

Twin glazed French doors to front garden and terrace. Window to side elevation. Hamlet multifuel burner on a slate hearth with stone surround. Twin ceiling light fitting. TV point. Radiator. Carpet floor covering.

#### CLOAKROOM

Low level push button WC. Wash hand basin with storage cupboard below. Radiator. Extractor fan. Twin pin spot lighting. From Hallway door to:

#### MASTER BEDROOM SUITE

Window to front elevation. Telephone and TV point. Radiator. Carpet floor covering. Door to:

#### EN-SITE SHOWER ROOM

White suite comprising of low level push button WC. Wash hand basin with mixer tap and storage drawers below, tiled splash back and fitted mirror. Large walk in shower. Pin spot lighting and extractor fan. From hallway door to:

#### FAMILY BATHROOM

Window to side elevation. White suite comprising of low level push button WC. Wash hand basin with mixer tap. Large walk in shower. Twin grip bath. Ladder towel radiator. Extractor fan. Tiled floor covering.

#### BEDROOM THREE

Window to rear elevation. Ceiling light fitting. Radiator. Carpet floor covering.

#### BEDROOM FOUR

Window to rear elevation. Ceiling light fitting. Radiator. Carpet floor covering. TV point.

#### BEDROOM TWO

Window to front elevation. Ceiling light fitting. Radiator.





#### DETACHED DOUBLE GARAGE

With twin barn doors. Window to side. Light and power. Utility area with oil fired boiler for heating and hot water. Plumbing for washing machine and dryer. Separate fuse box. Door to: Home office /study room.

#### OUTSIDE

Steps lead up to to the rear of the property. Extensive paved sun terrace enjoying the best of the afternoon and evening sunlight and with dramatic views over Noss Mayo and Newton Ferrers. Exterior lighting. Steps wind down through the partly lawned gardens beautifully planted with an array of mature shrubs ensuring a colourful display throughout the year, part bounded by mature hedgerows. Outside tap.

To the front of the property off street parking for several vehicles.

#### BROADBAND

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

#### LOCAL AUTHORITY

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

#### TENURE

Freehold. No 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](mailto: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.





Canon Park, Hannaford Lane, Noss Mayo, PL8 1EJ

Approximate Gross Internal Floor Area = 112.3 sq m / 1210 sq ft  
 Garage Area = 45.0 sq m / 485 sq ft  
 Total Area = 157.4 sq m / 1695 sq ft

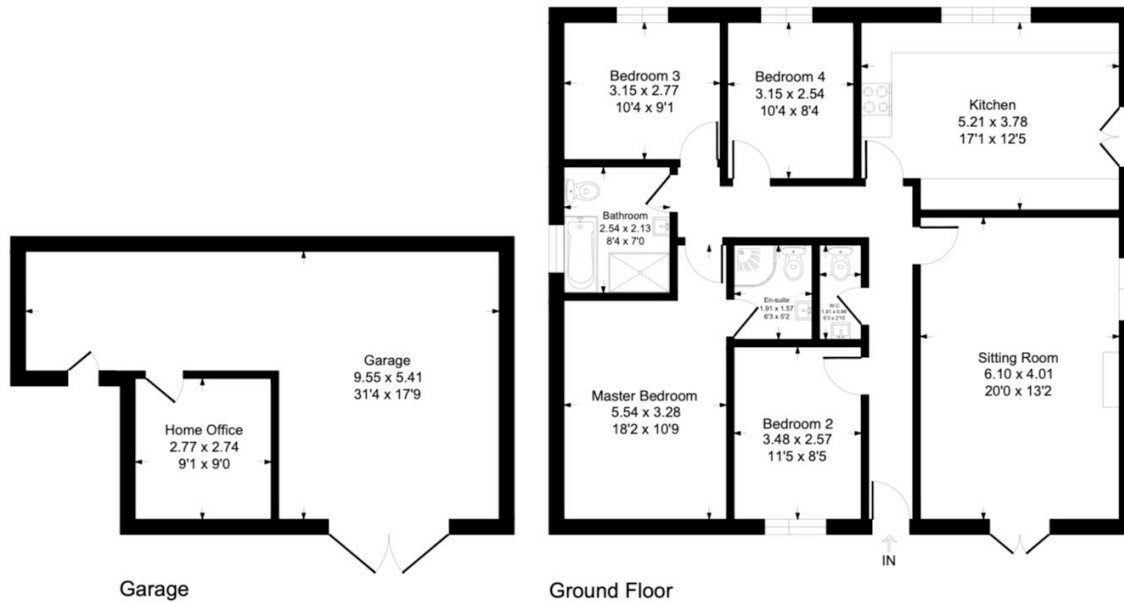


Illustration for identification purposes only, measurements are approximate, not to scale.



**SERVICES**

Mains electric, water, private drainage. Propane gas. Oil for central heating.

**COUNCIL TAX**

The property is in Council Tax Band C.

**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 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 first on the right.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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