





Reservoir House

Gnaton, Nr Yealmpton, South Devon. PL8 2HU

- Off Grid Eco Home
- Grand Design
- High Spec Kitchen & Bathrooms
- Private Terraces & Level Garden
- Four Double Bedrooms
- Triple Car Port
- Detached Gym/Annex
- Panoramic Rural Views
- ICW 10 Year Build Warranty
- No Chain

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



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DESCRIPTION

Reservoir House has been finished to the highest of specification and quality, with underfloor heating on both levels, zone control to individual rooms, and beautiful Italian porcelain tiles throughout.

The entrance level provides level access and is light, bright and free flowing, this leads to the magnificent grand open plan living space. This comprises a superb bespoke Linear kitchen in matt white, with all Neff appliances, electric oven & combination oven/microwave with steam function & plate warmer, Quartz countertops with induction hob and discreet extractor set into a central island. Sink with mixer tap and instant hot water system. Integral dishwasher.

The well-proportioned lounge enjoys a cosy A+ rated log burner with the benefit of French doors directly out to the garden.

This home offers a secondary reception room in the form of a snug/study. Upstairs is complete with a Chic WC and a spacious utility room.

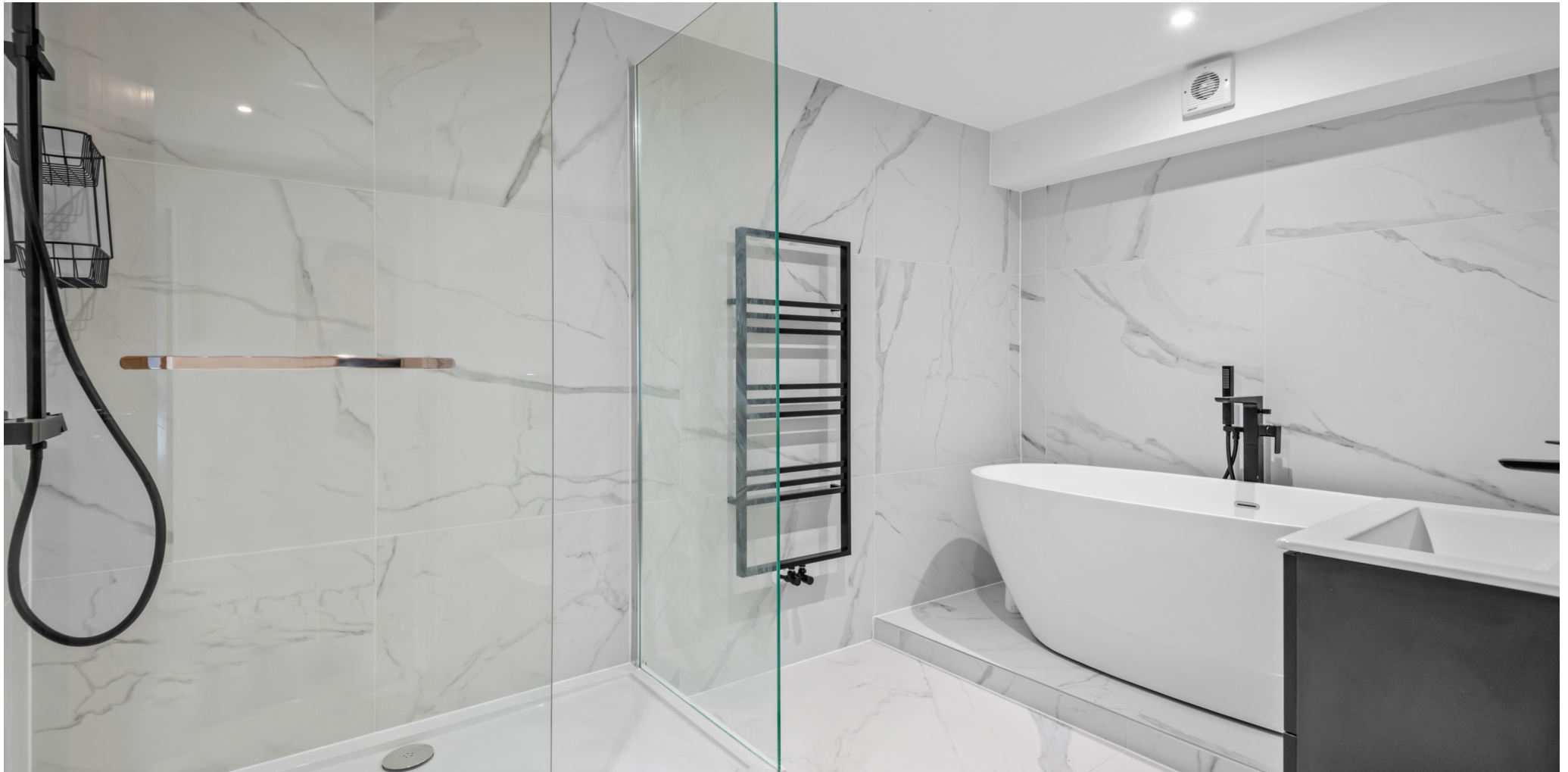
A grand oak and glass staircase leads downstairs to four impressive double bedrooms, each with direct access through French doors to one of the three outside private terraces, flooding each room with plenty of light. The largest of these four, the primary bedroom suite benefits from a lavish walk-in wardrobe, leading directly to the boutique en-suite, itself finished impressively, with high specification Italian fittings, and additional Italian porcelain.

The other three bedrooms share a sensational Hans Grohe four-piece bathroom, Chic in design.

The luxury doesn't stop inside, as accessible from the ground or over the glass bridge from the open plan living space, is the meticulously level landscaped garden, with a porcelain paved terrace and a hot tub.

The grounds offer additional outbuildings, with a triple carport, with log and bin store, as well as a detached gymnasium room and plant room, which itself could be utilised potentially an annexe (STP).





SITUATION

The property is situated midway between Yealmpton and the twin villages of Newton Ferrers and Noss Mayo. Surrounded by open farmland and on the edge of the country estate of the Grade II* Listed Gnaton Hall, Reservoir House nestles in the South Devon Area of Outstanding Natural Beauty. Within the village of Yealmpton there are excellent health care facilities, Post Office, General Store, Hairdressers, Garage with Filling Station and Londis store, Café, two Public Houses and a Chinese Restaurant/Take Away. Yealmpton Primary school is rated 'Good with Outstanding Features' and secondary schooling is at the 'Outstanding' Ivybridge Community College for which there is transport provided. The village boasts an active community with a wide range of societies and sporting clubs.

Newton Ferrers with its twin village of Noss Mayo offers an 'Outstanding' primary school, Post Office, Co-op store, chemist, three public houses and a sailing club. Newton Ferrers and Noss Mayo are renowned for their sailing facilities on the estuary of the River Yealm and are within a short distance of the delightful South Devon Coastal footpath.

Plymouth itself is only about 8 miles away and is an historic and vibrant waterside City, well provided with colleges, grammar and public schools, modern university, the Peninsula Medical School, Theatre Royal, cinemas, retail mall, cafes, bistros and restaurants. The leisure facilities are outstanding with superb watersports in and around Plymouth Sound.

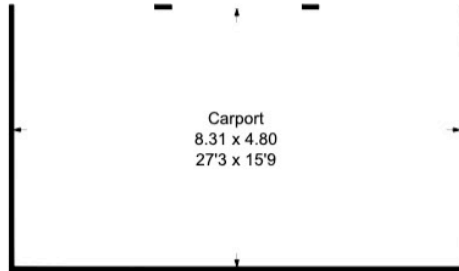
SERVICES: Mains Water Connected. Private drainage with sewage treatment plant. LPG for central heating and hot water on demand. Technical Specification 48 x 405w Solar panels on Van der Valk east to west system with 29.6 kw battery storage. 20kv Victron Backup generator. Starlink 300mb Satellite Broadband with Ubiquiti booster Wifi (subject to connection charges). Electric car charging station. Full cctv system. LED lighting throughout. Smart aluminium Warmcore windows.

TENURE: Freehold

LOCAL AUTHORITY AND COUNCIL TAX: South Hams District Council. Council Tax: TBC



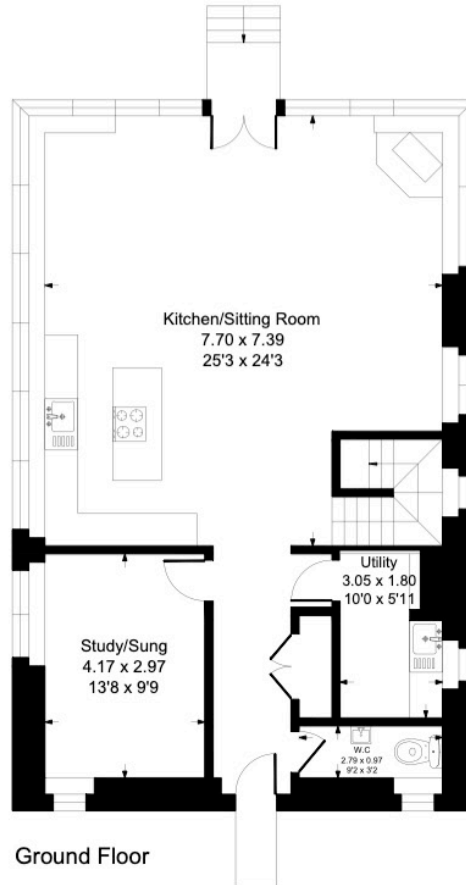
Approximate Gross Internal Floor Area = 177.6 sq m / 1912 sq ft
 Outbuilding Area = 31.8 sq m / 343 sq ft
 Total Area = 209.4 sq m / 2255 sq ft



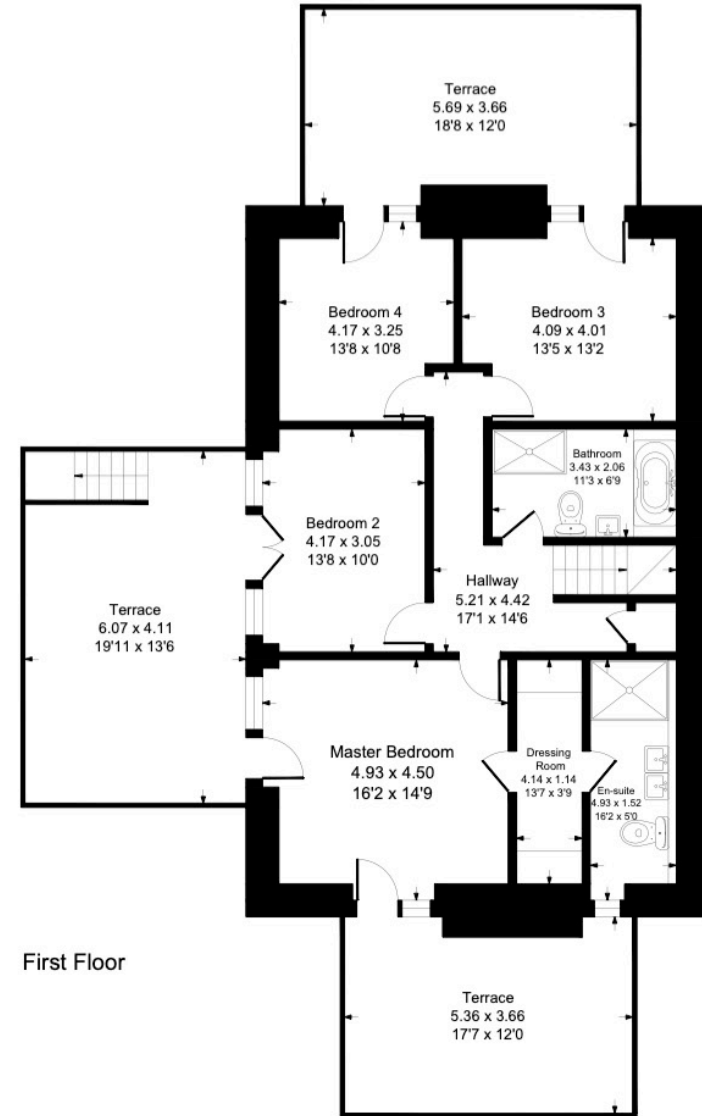
Carport



Outbuilding



Ground Floor



First Floor

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