










# The Lodge

Beacon Hill, Newton Ferrers, PL8 1DB

- Contemporary and Elegant
- Views across fields to the sea
- Peaceful Location
- Grand Entrance Hallway
- Bespoke Kitchen
- Primary Suite with Balcony
- 3 additional Ensuite Bedrooms
- Level Lawned Garden
- Balcony & Terrace
- Integral Double Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	85	89
(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

The Lodge is a beautifully appointed detached family home. Completed in 2016, the property takes full advantage of its location with outstanding views from the key rooms across neighbouring fields to the Warren and the sea beyond. The accommodation is light and airy throughout with a style that is simultaneously contemporary and elegant. The house has been sensitively designed with accessibility in mind.

The oak front door opens into a full height entrance hall with door leading to inner hallway, coat storage and under stairs cloakroom. An oak and glass staircase ascends to a galleried landing.

Two sets of glazed double doors lead to a superb open plan sitting room with full height glazed patio doors along one wall giving access to the generous terrace. A Contura log burner is ideal for a cosy winter's evening and the generous dining area and contemporary styled kitchen create an idyllic entertaining space.

The kitchen comprises a large central island unit and a full complement of integrated appliances to include two electric fan assisted ovens & steamer oven. A built-in corner pantry ensures that there is plenty of storage and the adjoining utility room with tiled floor and access to the garden is a useful area to kick off wellies or dry a wet dog.

The ground floor also provides 3 ensuite double bedrooms with built in wardrobes; accessed via the inner hallway.

The Primary Suite is located on the first floor and has two dressing rooms, ensuite bathroom and a private balcony with views across the garden to the headland and sea beyond.

Across the landing, there is a substantial, boarded loft room with light and power that has great potential to be converted into further living accommodation (subject to the required permissions).

The front garden has two granite sett driveways allowing ample space to park three cars and access to the double integral garage, which has electric roller shutter door and access through to Utility Room.

Paths either side of the house lead to the rear garden. The large terrace of composite decking with glass and steel balustrading runs across the back of the house. From here you can take in the South-West facing aspect and make the most of the glorious uninterrupted views. This is a fantastic space for entertaining with a high degree of privacy and is easily accessible from the reception rooms and 2nd bedroom via sliding doors.

Steps lead down from the decking to a level lawned garden, interspersed with hydrangeas and assorted trees, and bordered along one side with a dry-stone Devon wall.

There is a useful area underneath the terrace for storage of water sport paraphernalia and a large, secure undercroft.







#### SITUATION

Beacon Hill is a hidden and private cul-de-sac tucked away in a quiet location on the edge of Newton Ferrers. The property stands on its own, adjoining farmland to one side and extensive woodland to another. The South Westerley views are breathtaking to the Warren and the sea beyond.

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. There are rail services at Plymouth and Totnes to London Paddington and numerous flights from Exeter Airport. Brittany Ferries operate regular car ferry services to France and Spain from the port in Plymouth. These links 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, shopping mall, cafes, bistros and restaurants. The leisure facilities are outstanding with superb watersports in and around Plymouth Sound.

**SERVICES:** Mains water, gas and electricity. Gas fired central heating (underfloor heating to principal areas with independent control). Pressurised hot water system with electric immersion boost. Private Drainage.

**TENURE:** Freehold with full vacant possession upon completion.

**LOCAL AUTHORITY AND COUNCIL TAX:** South Hams District Council. Follaton House, Plymouth Road, Totnes, Devon. TQ9 5NE. Council Tax: Band G







# The Lodge, Beacon Hill, Newton Ferrers, PL8 1DB

Approximate Gross Internal Floor Area = 285.6 sq m / 3075 sq ft

Area = 32.1 sq m / 346 sq ft

Area = 317.8 sq m / 3421 sq ft

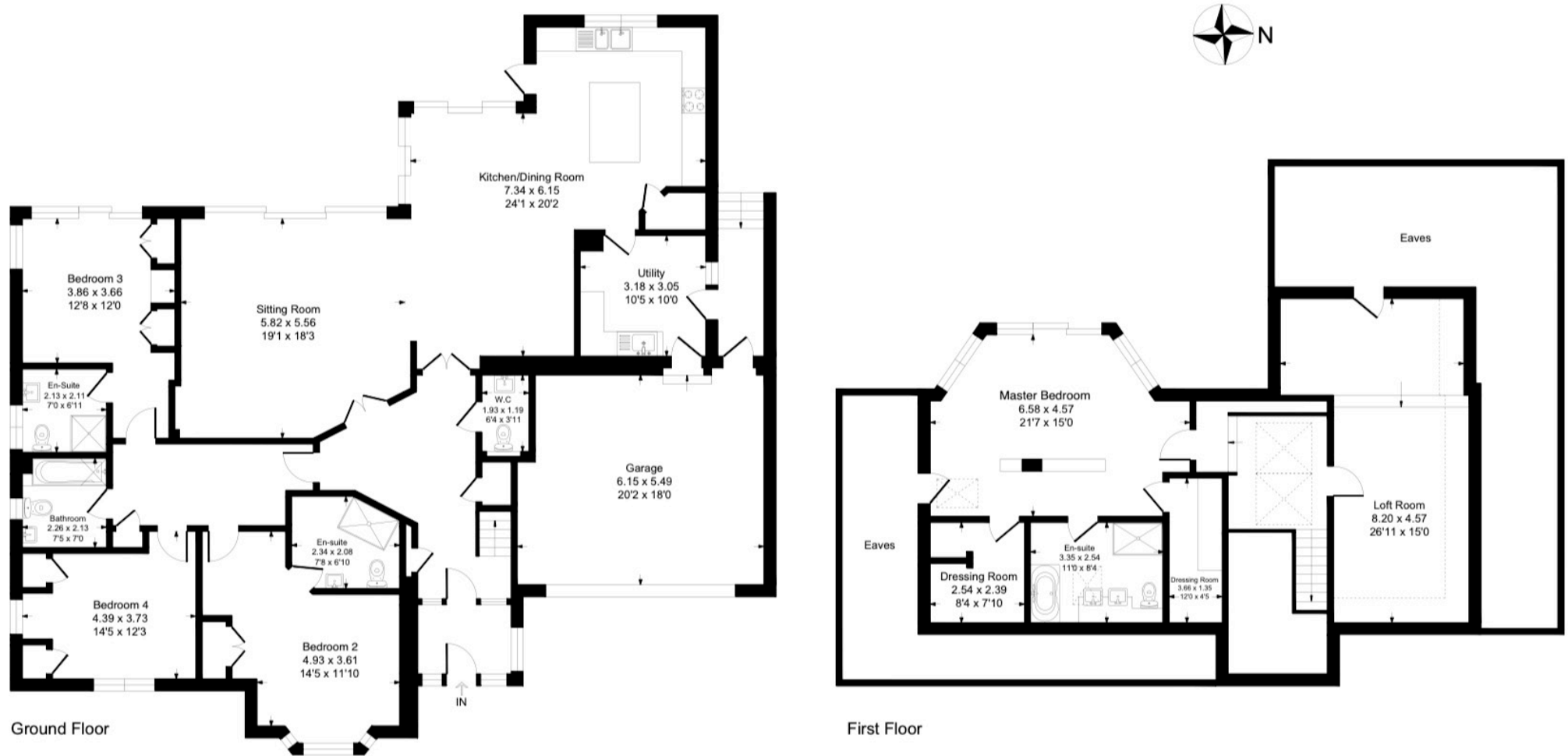


Illustration for identification purposes only, measurements are approximate, not to scale.

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