



Luscombe Maye

Since 1873

Stoke Road, NOSS MAYO, South Devon

Guide Price £475,000

3 2 2



Computer generated imagery - Front Elevation



Computer generated imagery - Open Plan

DESCRIPTION Opportunity to build a two bedroom detached two story property with private parking situated in the popular estuary village of Noss Mayo. The property will have a commanding position with views over the Yealm Estuary and Newton Ferrers.

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 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 and Special Area of Conservation. The villages share excellent facilities including shops, pubs, churches, thriving yacht club & good Primary School.

PROPOSED ACCOMMODATION From the off-street parking to an entrance hall with internal staircase rising to the First Floor. At ground level there is a generous kitchen, store and utility room, bedroom and shower room. The first floor has a living room and primary bedroom with en-suite bath and shower room with stunning views.

OUTSIDE Landscaped gardens will surround the property with existing mature hedgerow boundaries. Generous Plot of 1.028 Acres.

SERVICES All mains services are available in the village, subject to any connection charge. To obtain either Broadband speeds or Mobile coverage at this address, please use the following Ofcom website link; <https://checker.ofcom.org.uk/>

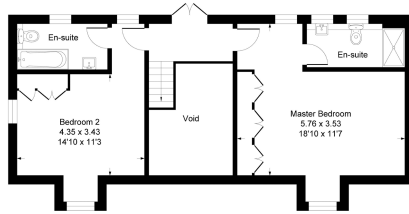
TENURE Freehold with full vacant possession upon completion. No onward chain.

COUNCIL TAX To be confirmed. **LOCAL AUTHORITY** South Hams District Council. F

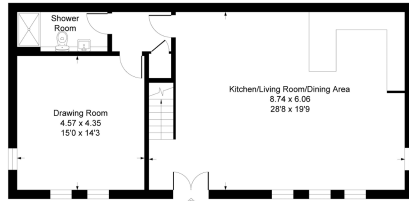
PLANNING PERMISSION Application No: 2611/15/FUL Date Received: 24/12/2015 Proposal with permitted development rights: Construction of a Single Two Story Dwelling Full drawings etc., are available to view on-line. The build has been signed off by SHDC and is included in the most recent planning reference on their portal.



Alternative Floor Plans - Option A
 Designed by Hand Drawn Home, Architects
 Approximate Gross Internal Floor Area = 196.0 sq m / 1619 sq ft



First Floor



Ground Floor

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

- Superb Building Plot with Planning Permission
- Private Off Road Parking
- Short walk to quayside and slipway
- Note - Some images are computer generated proposed dwelling and approximate impressions of the views.
- Generous Plot of 1.028 Acres
- Estuary Views and Village Views
- What3Words /// flagging.shipwreck.storeroom
- While it is not essential for us to accompany all site visits we would ask that you inform us when you are likely to be on site for health and safety reasons.

