



# Luscombe Maye

Since 1873

Chestnut Cottage,  
Membland,  
Newton Ferrers,  
PL8 1HT

Guide Price £600,000



3



2



2

Beautiful Walled Gardens

Ample Off-Road Parking

Three Bedrooms

Family Bathroom

Character Sitting Room

Dining Room





# Full Description

## SITUATION

Chestnut Cottage is minutes from lovely coastal walks, beaches and the twin villages of Newton Ferrers and Noss Mayo which enjoy a delightful riverside setting on the wooded slopes of the River Yealm estuary. 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. Intercity trains run daily from Plymouth to Paddington. The Continental Ferryport is also easily accessible. All 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 & vibrant waterside City, well provided with colleges, grammar & public schools, modern university, the Peninsula Medical School, Theatre Royal & cinemas, large department stores, cafes, bistros & restaurants. The leisure facilities are outstanding with superb watersports in & around Plymouth Sound.

## DESCRIPTION

Chestnut Cottage is a beautiful detached three bedroom period cottage, retaining many character features originally one of Membland Hall's beautiful stone walled kitchen gardens.

## ACCOMMODATION

The accommodation is as follows (Please note that all dimensions are approximate as shown on the floor plans):

## ENTRANCE HALL

Front door with lead light window. Window to rear elevation. Twin wig cupboards. Ceiling light fitting. Fitted shelving. Step rising to:

## KITCHEN

Window to side elevation overlooking the garden. Floor to base cupboards and drawers with roll edge work surface inset stainless steel sink with taps. Space for electric cooker with extractor hood and light over. Space for washing machine and dryer.

Fitted eye level shelving. Fluorescent lighting. Access to roof space. Door to airing cupboard with shelving. Deep storage cupboard. Tiled floor covering. Door to:

## SITTING ROOM

Large bay window to rear elevation and window to rear elevation. Inglenook open fireplace with tiled surround and wooden mantle. TV point with storage cupboard. Triple wall light fittings. Wood burning stove. Carpet floor covering. Window through to dining room. Door to:

## DINING ROOM

Bay window to front elevation. Ceiling light fitting. Storage cupboard. Carpet floor covering. Radiator. Door to:

## FAMILY BATHROOM

Window to front and side elevation. Bathroom suite comprising of twin grip bath, low level WC, wash hand basin with tiled splash back. Radiator. Ceiling light fitting. Vinyl tile effect floor covering. From the sitting room steps rising and door to:

## INNER HALLWAY

Stairs descending down to lower ground floor. Ceiling light fitting. Parquet floor covering. Doors to:

## BEDROOM ONE

Windows to rear and side elevation. Fitted double wardrobes with storage cupboards. Ceiling light fitting. Carpet floor covering. Alcove with office area and telephone point. Radiator.

## BEDROOM THREE

Window to front and side elevation. Fitted wardrobe. Ceiling light fitting. Carpet floor covering. Radiator.

## LOWER GROUND HALLWAY

Control panel for solar panels and air source heat pump. Fuse board and meters. Ceiling light fitting. Part glazed door with windows to side to rear garden and terrace area. Door to:

## BEDROOM TWO

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

## SHOWER ROOM

Walk in shower cubical with bifold screen with Triton electric shower. Low level WC. Wash hand basin and taps. Ceiling light fitting. Vinyl floor covering. Radiator.

## OUTSIDE

On the north side of the property is a walled garden area against the council maintained road. On the east side of the property is a garden area partly at a higher level laid mainly to lawn with flower and shrub borders and at a lower level a vegetable garden area. On the south side of the property is a courtyard which then leads to a driveway and parking area on the west side. Access to the side of the property for ground floor boiler store room.

## SERVICES

Mains water, electric and drainage. Air source heat pump for room heating and domestic hot water. Solar panels for electricity.

## TENURE

Freehold with full vacant possession upon completion.

## BROADBAND

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

## VIEWING

Strictly by appointment through Luscombe Maye's Newton Ferrers Office 01752 872417. Bespoke, out-of-hours visits can be arranged with adequate notice.

## LETTING

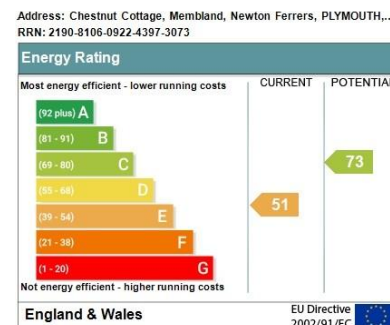
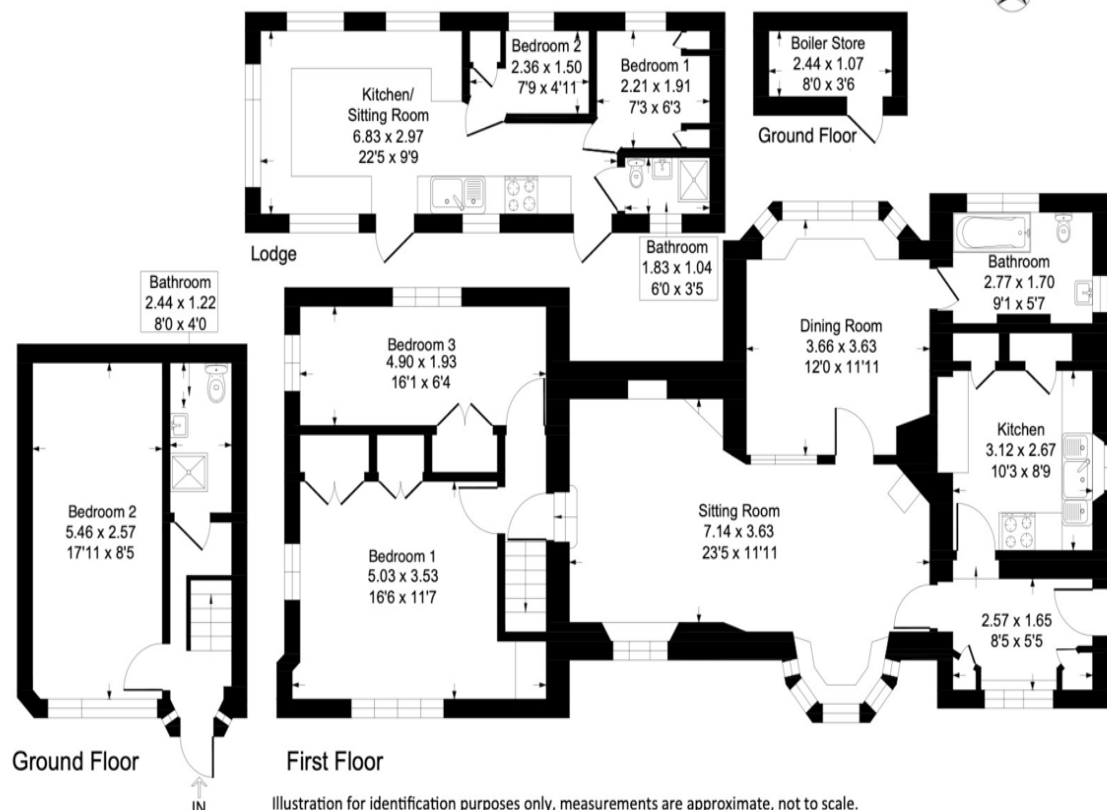
Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Ross on 01752 393330 or [lettings@luscombemaye.com](mailto:lettings@luscombemaye.com) to discuss our range of bespoke services.

## DIRECTIONS

From the A379, Plymouth to Kingsbridge Road, take the B3186 signposted Newton Ferrers. Enter the village of Newton Ferrers and at The Green take the left hand fork signposted Noss Mayo and Membland. At the bottom of the hill, turn left and immediately left to Membland. Continue along this road for approximately 3/4 mile. The entrance to Chestnut Cottage is on the right hand side.

## Chestnut Cottage, Membland, Newton Ferrers, PL8 1HT

Approximate Gross Internal Floor Area = 116.9 sq m / 1259 sq ft  
Lodge Area = 29.0 sq m / 312 sq ft  
Total Area = 145.9 sq m / 1571 sq ft



01752 8724147



[www.luscombemaye.com](http://www.luscombemaye.com)



[newtonferrers@luscombemaye.com](mailto:newtonferrers@luscombemaye.com)



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