









# 5 Middle Leigh

Court Road, Newton Ferrers, Devon, PL8 1DS

- Entrance Vestibule & WC
- Kitchen/Breakfast Room & Sun Room
- Sitting Room and Dining Room
- Study/Bedroom Five
- Primary Bedroom Suite
- Further Three Double Bedrooms
- Family Bathroom
- Double Garage & Ample Storage
- South Facing Level Garden & Terraces
- Driveway with Ample Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



 Luscombe  
Maye Since 1873

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#### DESCRIPTION

Built in 1992, 5 Middle Leigh is an exceptionally well maintained, warm and inviting four double bedroom home located on a peaceful no-through road off Court Road. The property enjoys a superb vantage point with southerly views to Noss Mayo and the fields beyond from all the main rooms, and provides ample off road parking for multiple vehicles and boats.

The spacious lounge is centred around an elegant stone fire surround with open fire, creating the perfect cosy retreat. Adjacent to the lounge, accessed via double doors, is the formal dining room. Both rooms are dual aspect and benefit from direct access to the gardens through French doors

At the heart of the home is the large, fitted kitchen/breakfast room with integrated appliances and ample storage, this opens into a uPvc glazed conservatory that floods the space with light. Two sets of sliding doors allow the space to open wide, creating a seamless connection onto the south facing patio.

The separate utility room and study provide additional functionality and practicality.

Upstairs, there are four double bedrooms. The primary benefits from extensive fitted wardrobes, a recently refurbished en-suite shower room and south facing balcony. The family bathroom, also recently updated, has been elegantly styled.

Outside there is a generous driveway, providing ample parking and a practical double garage that gives direct access to the utility room and provides a substantial boarded loft storage area.

The property sits centrally in the gardens, which have been beautifully landscaped with lawn and patio areas that take advantage of the sun all day.

#### VIEWING

Strictly by appointment with Luscombe Maye, Newton Ferrers Office. Bespoke appointments outside usual office hours 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 on 01752 393330 or [lettings@luscombemaye.com](mailto:lettings@luscombemaye.com) to discuss our range of bespoke services.

#### DIRECTIONS

Sat Nav: PL8 1DS From the A379 in Yealmpton, take the B3186 to Newton Ferrers. On entering the village continue past The Green and take the first right turn into Court Road. Take the second turning on the right into Beacon Hill and Right into Middle Leigh the property will be found on the left hand side.







#### SITUATION

The twin villages of Newton Ferrers and Noss Mayo are much sought after and enjoy a delightful riverside setting on the wooded slopes 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.

**SERVICES:** Mains water, drainage gas and electricity. Gas fired central heating.

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

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







5 Middle Leigh, Court Road, PL8 1DS  
 Approximate Gross Internal Floor Area = 233.6 sq m / 2515 sq ft

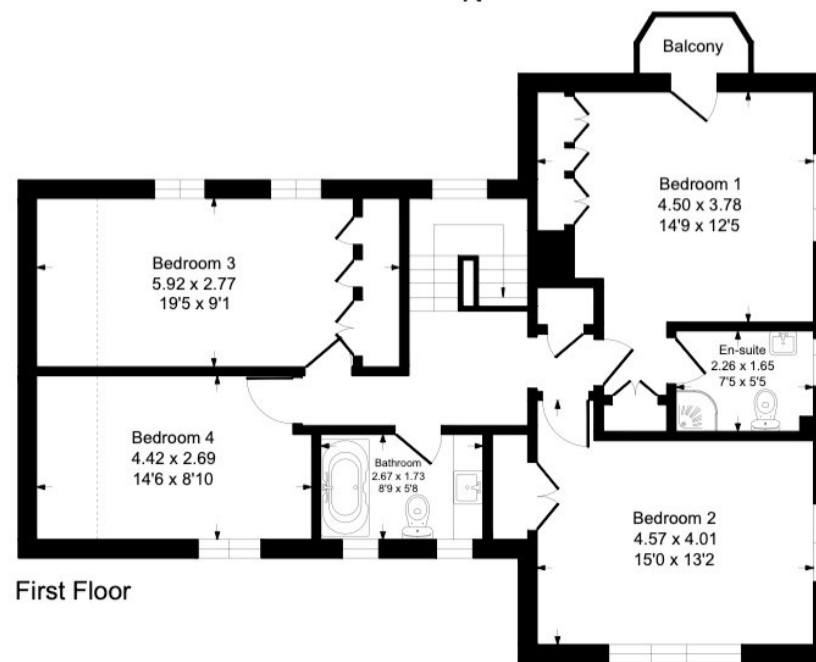
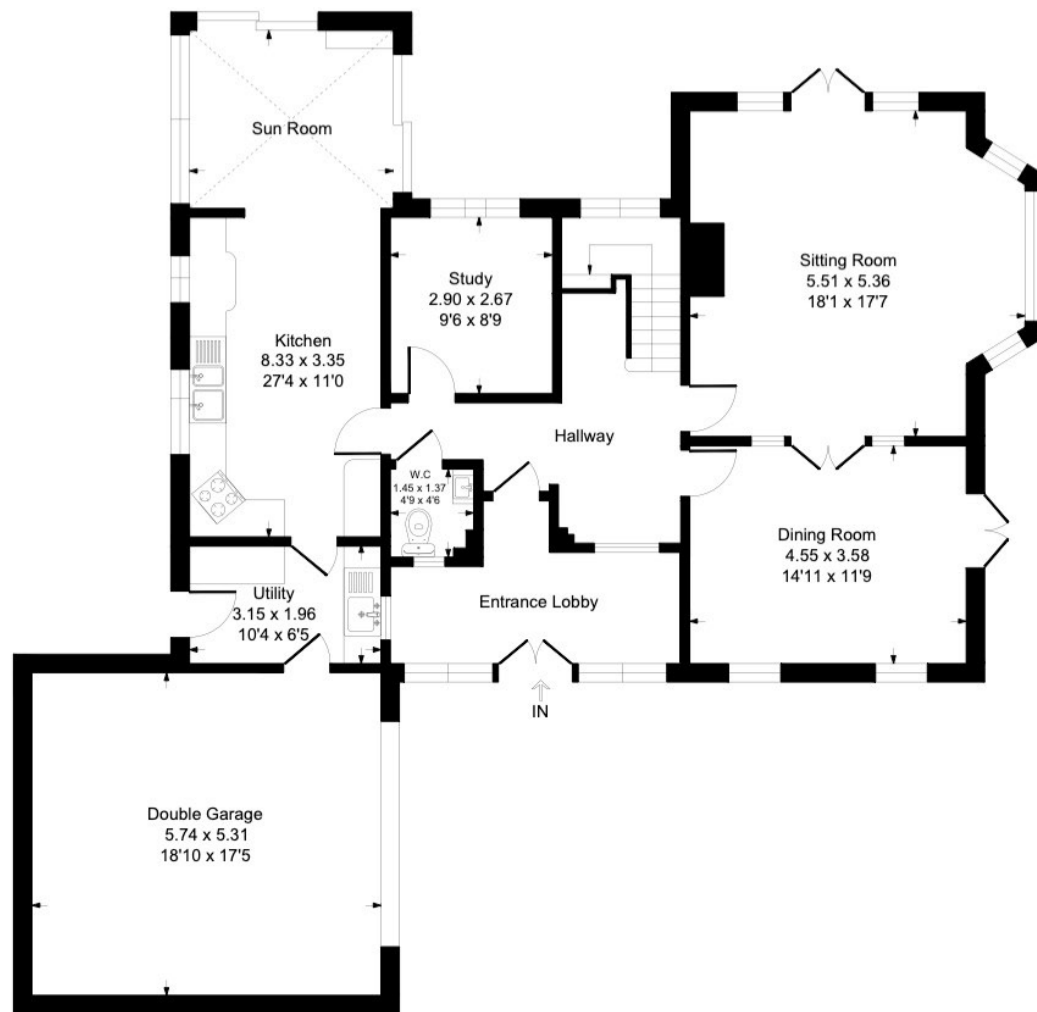


Illustration for identification purposes only, measurements are approximate, not to scale.

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