



Luscombe Maye

Since 1873

Newton Hill, NEWTON FERRERS, South Devon

Guide Price £695,000

🛏️ 3 🚿 2 🚗 2



Pear Tree Cottage is arranged over two floors. The entrance hall leads to the charming sitting room with exposed beams, a multi-fuel burning stove and window seat. Across the hallway is a separate dining room that opens to the well appointed kitchen with door leading to the garden. Upstairs is the primary bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside is a glorious south facing sun terrace, a secluded and sheltered cottage garden with a fully insulated summerhouse/craft room, separate workshop and outside wc that could be repurposed as a useful utility room.

The twin villages of Noss Mayo and Newton Ferrers enjoy an idyllic 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. Plymouth City Centre, an historic and vibrant waterside City, is within easy commuting distance with a regular bus service.

TENURE Freehold **SERVICES** Mains electricity, water, gas and drainage are connected to the property.

LOCAL AUTHORITY South Hams District Council. **COUNCIL TAX** Band E

VIEWING Strictly by appointment through Luscombe Maye Newton Ferrers Office 01752 872417. **LETTINGS** 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 the team on 01752 393330 or lettings@luscombemaye.com.

What3Words ///played.lately.caused

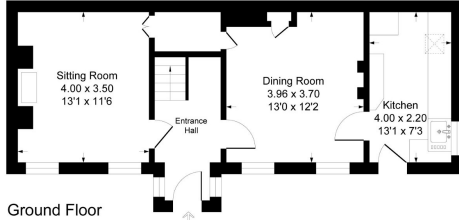


Pear Tree Cottage, Newton Hill, Newton Ferrers, PL8 1AA

Approximate Gross Internal Floor Area = 84.3 sq m / 908 sq ft



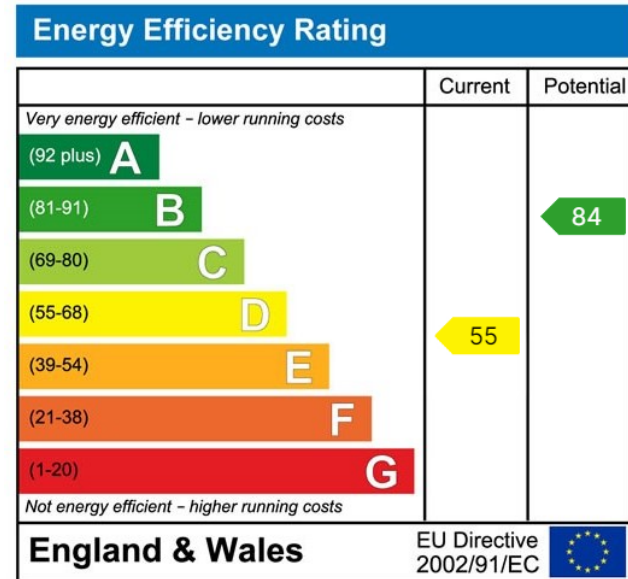
First Floor



Ground Floor

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

- Central Village Location
- Superb Estuary Views
- Three Bedrooms
- Workshop & Summerhouse
- Potential to Extend (STPP)
- South Facing Sun Terrace & Enclosed Rear Garden
- Character, stone cottage
- Two Bathrooms
- Living Room with Multi Fuel Burner
- Ideal second home/bolt hole/Air BnB



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.