





Brook Bakery

Riverside Road West, Newton Ferrers, Devon. PL8 1AD

- Sought after Waterside Location
- Outstanding Estuary Views
- Extensively Extended and Refurbished
- Double Length Living Room
- Four/Five Bedrooms & Four Bathrooms
- Large Roof Terrace & Private Rear Garden
- Unique Historic Features
- Stones throw from The Brook Slipway
- Ample on road parking
- No forward chain



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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DESCRIPTION

Brook Bakery occupies a glorious, south-facing position on one of the most sought-after roads in Newton Ferrers. Extensively extended and tastefully renovated by the current owners, the property seamlessly blends a sleek, modern design with a unique heritage represented by the lovingly restored 19th Century brick bread oven.

The property is arranged over three floors. Accessed through the stable door, the ground floor provides versatile accommodation with two reception/bedrooms, elegant family bathroom, storeroom and useful utility/laundry room. Following the staircase to the first floor, there is the stylish, fitted kitchen with walk-in pantry and a range of units, central island, double oven, hob, fridge, freezer, dishwasher, wine cooler and sink with a waste disposal unit. The double length reception room with vaulted ceiling, exposed beams, gas fired stove and south facing window seats provides uninterrupted views of the estuary. There are two bedrooms and two shower rooms (one en-suite) located on this level. Stairs lead up to the second floor which includes a private roof garden and the primary bedroom with en-suite shower room, walk in wardrobe and panoramic views of Noss Mayo.

SITUATION

Brook Bakery enjoys wonderful and commanding views from the property across to Noss Creek. The setting, opposite the slipway and overlooking the constantly changing estuary, provides superb opportunities for watersport activities. It is just a short distance from local facilities including a post office, pharmacy, Co-operative store, three good public houses, two churches, Yacht Club with bistro, tea rooms and a good primary school. The nearby sheltered, deep water harbour is much favoured by yachtsmen and lies within a truly beautiful valley in an Area of Outstanding Natural Beauty. The historic, waterside City of Plymouth is within easy commuting distance and provides colleges and public schools, modern university, Peninsula Medical School, Theatre Royal, cinemas, shopping mall, and superb restaurants. The leisure facilities are outstanding with superb water sport facilities around Plymouth Sound.

FURNITURE AND FITTINGS

Some items of furniture will be made available to the purchaser if required, by separate negotiation.





VIEWINGS

Viewings strictly by appointment with Luscombe Maye 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 Andrew on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.

DIRECTIONS

From the A379 Plymouth to Kingsbridge Road, take the B3186 sign-posted Newton Ferrers. Follow the main road in to the village centre. At the Co-op store, turn left in to Newton Hill. At the bottom of the hill veer right and drop down to the waters edge. Brook Bakery will be found on Riverside Road West on the right hand side.

What3Words snipped.hissing.upholding

SERVICES: Mains electric, water, gas and drainage. Gas fired central heating. To obtain either Broadband Speeds or Mobile Coverage at this address, please use the following Ofcom Website Link: <https://checker.ofcom.org.uk/>

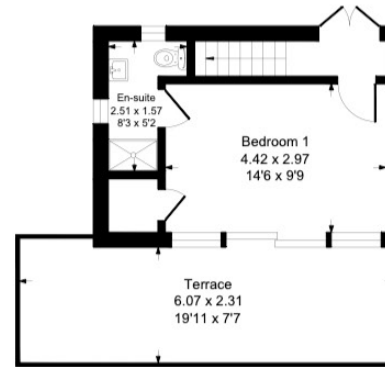
TENURE: Freehold

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

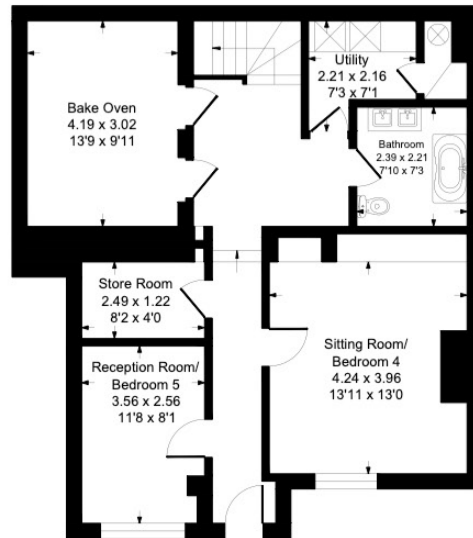


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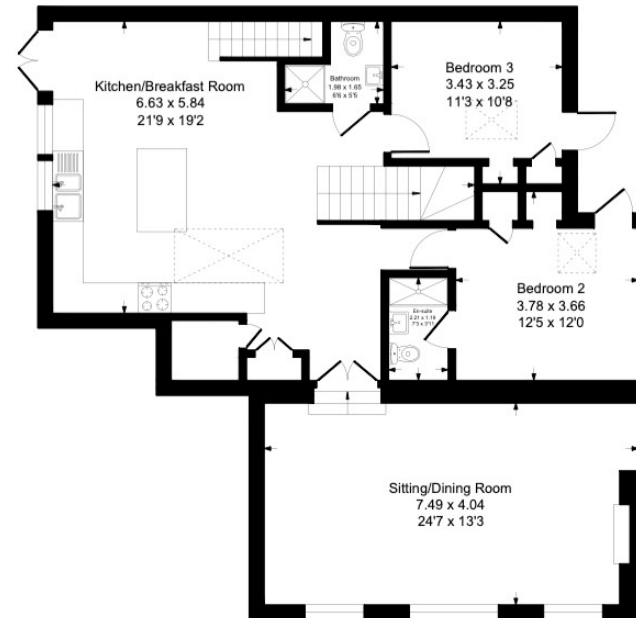
Approximate Gross Internal Floor Area = 208.2 sq m / 2242 sq ft



Second Floor



Ground Floor



First Floor

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

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.

