



Luscombe Maye

Since 1873

# Peters Field, NEWTON FERRERS, South Devon

Guide Price £650,000

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**DESCRIPTION** A bright and spacious detached family home, located on a quiet cul-de-sac of 16 houses on the edge of Newton Ferrers, with versatile accommodation and beautiful, panoramic rural views from the principal rooms.

The ground floor offers a generous living room with log burner and dual aspect patio doors opening onto the sun terrace and garden. The kitchen is attractively fitted with base and wall units providing ample storage and space for freestanding oven. There is a separate reception room/bedroom 5 with en-suite shower room with underfloor heating. A useful utility room with space and plumbing for a washer and dryer complete this floor. The first floor boasts an impressive primary bedroom with floor to ceiling windows with beautiful views across the rolling Devon fields, and an en-suite with underfloor heating. Additionally, there are 3 double bedrooms and a large family bathroom with underfloor heating. At the front of the property is a gated, paved driveway and double car port. The garden has been attractively landscaped and has a sheltered sun terrace and artists studio.

**SITUATION** 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. The villages share a number of facilities including a several shops, 3 public houses, 2 churches, thriving yacht club and excellent primary school. Plymouth City Centre is within easy commuting distance with a regular bus service. Plymouth is a vibrant, waterside City, well provided with colleges, grammar and public schools, modern university and medical school, Theatre Royal and cinemas, large shopping mall and Continental Ferry Port.

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

**TENURE** The property is Freehold and not subject to any local ownership restrictions. LABC 10 Year New Homes Warranty from 2017. The property contributes to an Estate Charge that covers communal electricity, grounds maintenance, servicing & maintenance of pumping station, and a sinking fund. £36.60 PCM for 2023/2024.



17 Peters Field, Newton Ferrers, PL8 1BU

Approximate Gross Internal Floor Area = 147.9 sq m / 1592 sq ft  
 Outbuilding Area = 24.2 sq m / 262 sq ft  
 Total Area = 172.2 sq m / 1854 sq ft

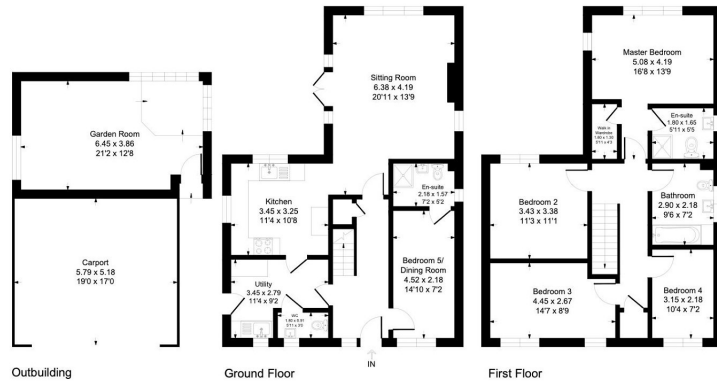
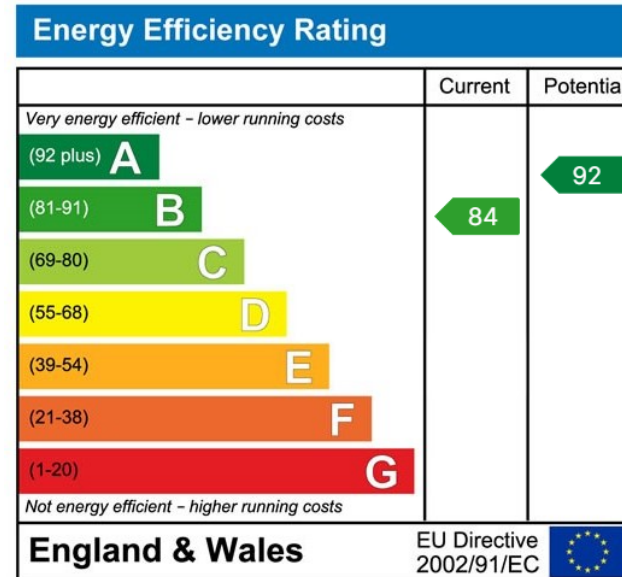


Illustration for identification purposes only, measurements are approximate, not to scale.

- Ideal position close to village facilities
- Outstanding long country views
- High insulation standards
- Detached Double Garage
- Garden Studio/Workshop
- Ample Off Road Parking
- South Hams District Council - Tax Band F
- Utility Room and Cloak Room
- Private and Enclosed Garden
- No Chain



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