





# The Oyster House

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

- Easy Water Access/ Roof Top Terrace
- Garage/Boatstore and Workshop
- Modern High Specification Kitchen
- Open Plan Living Room with Water Views
- Fabulous Waterfront Location
- Private Rear Garden
- Primary Bedroom Suite
- Guest Bedroom with En-Suite
- 2 Further Bedrooms and Family Bathroom
- High Specification Contemporary Home

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>		74	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	



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## DESCRIPTION

Situated facing south on the highly sought after Riverside Road West, The Oyster House enjoys wonderful and commanding views from The Brook across to Noss Creek.

Originally built for the shucking and processing of the world famous Yealm Oysters, the property is set in the heart of the action, opposite the slipway and overlooking the constantly changing estuary. It is a gentle stroll to the heart of the village with its shops, popular Dolphin Inn and thriving Yacht Club.

The property has been refurbished to a very high standard with oak flooring, underfloor heating and recessed spotlighting and provides surprising and generous accommodation with a private rear garden and terrace and upper roof top solarium that provides a perfect birdseye view of the action on the water..

The Oyster House provides reverse level accommodation to take full advantage of the water front views. The property comprises an open plan living room to the front elevation with spectacular views of the estuary and beyond, and a feature log burner on a slate hearth. There is an open plan, stylish, kitchen, with soft close floor and wall cupboards, a large corner pantry and integrated appliances including Neff induction hob, Neff oven and fitted microwave with plate warmer, dishwasher, fridge and freezer.

A primary bedroom suite with high ceilings and large feature lantern roof providing plenty of natural light. Double glazed doors open onto an enclosed and private terrace garden. The room leads to a dressing room area and en-suite shower room. Bedroom two also has an en-suite shower room. There are two further bedrooms, a family bathroom and separate WC. A convenient Utility Room with space for fridge/freezer and washing machine; and a useful garage/boat store and workshop complete this superb waterfront home.

To the rear of the property is a secluded Mediterranean style garden with a raised terrace area, access to the side of the property and gateway to the road. A spiral staircase gives access to the roof top terrace enjoying outstanding, commanding views of the estuary and beyond.





## SITUATION

The twin villages of Newton Ferrers and Noss Mayo enjoy a delightful 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 un-spoilt South Hams Countryside, an Area of Outstanding Natural Beauty and special Area of conservation. The villages share a number of facilities including and post office, pharmacy, Co-operative store, 3 good public houses, two churches, yacht club with bistro and a good primary school.

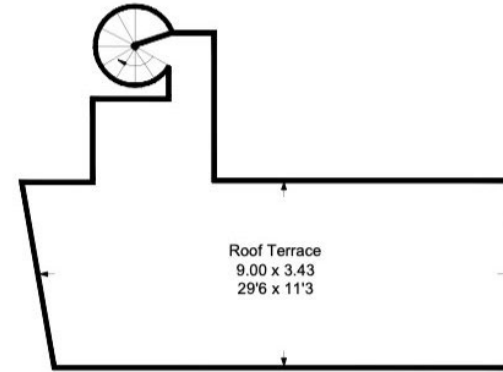
**SERVICES:** Mains water, drainage, gas and electricity are connected. EV Charging Point.

**TENURE:** Freehold.

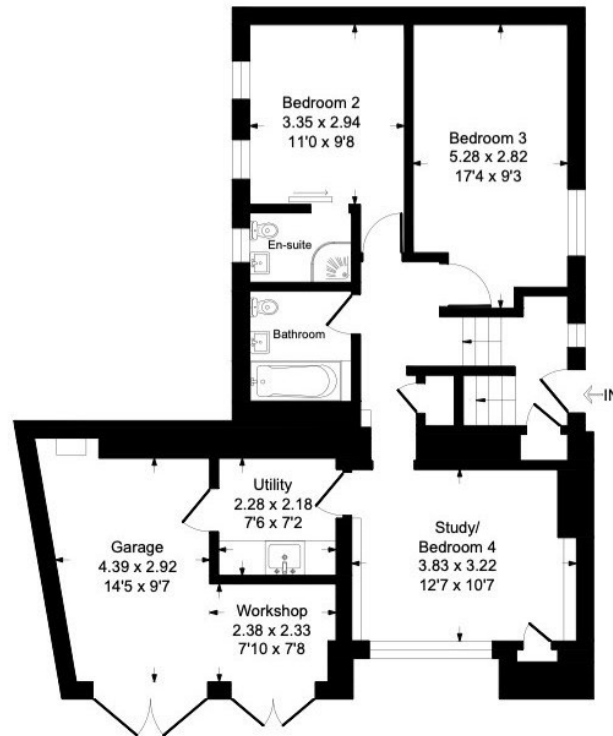
**LOCAL AUTHORITY AND COUNCIL TAX:** South Hams District Council. The property is in Council Tax Band G



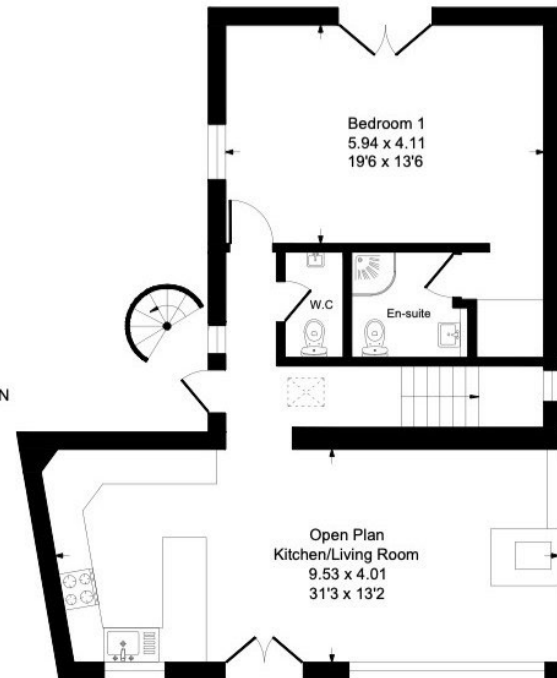
Approximate Gross Internal Floor Area = 153 sq m / 1647 sq ft



Second Floor



Ground Floor



First Floor

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

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