



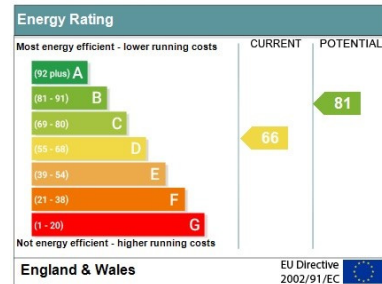


# Helm Crag

105 Court Road, Newton Ferrers, PL8 1DE

- Outstanding River Views
- Potential Access to the River Yealm over a Private Quay
- Peaceful Secluded Location
- Detached Studio
- Detached Double Garage
- Tranquil Terraced Gardens
- Permission Granted to Extend
- Four Double Bedrooms
- Four Bathrooms

Address: 105, Court Road, Newton Ferrers, PLYMOUTH, PL8 1DE  
RRN: 0370-2424-3310-2497-1051



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## DESCRIPTION

Helm Crag is a detached four-bedroom house, superbly positioned in an elevated plot above the River Yealm. Like its namesake in the Lake District, Helm Crag sits amongst a beautiful landscape with spectacular views over the River Yealm to Wembury Wood and the countryside beyond.

Alongside the main house, the property also provides off road parking for multiple cars, detached double garage, detached studio, large gardens, with potential access to the River Yealm, across a private quay.

The property has been stylishly remodelled by the current owner and provides spacious, versatile accommodation. There is also planning permission in place to extend the property to include a grand entrance hallway and new primary suite.

The open plan kitchen/family room is flooded with light from the overhead roof lantern below which sits a large island with breakfast bar. The modern kitchen has a comprehensive range of base and eye level units with a Silestone quartz worktop, integrated appliances, and a generous space for a large dining table. A separate utility/boiler room offers additional storage and space and plumbing for washing machine and tumble dryer.

Glazed sliding doors lead out from the kitchen to a west facing terrace, perfect for alfresco dining or to watch the sun set behind Wembury Woods. The lounge area is incredibly inviting at the end of a long day with the attractive bay window and HWAM log burner in the corner.

In addition to the open plan living space, is a cosy formal sitting room, again a bay window makes the most of the breath-taking views across the garden to the river. An open fireplace makes it the perfect spot to relax.

Completing the ground floor is an en-suite double bedroom, conservatory, and separate shower room. The attractive staircase rises to a light and airy first floor landing which leads to a Primary bedroom with En-suite, 2 further double bedrooms and family bathroom.

Outside, the gardens have been thoughtfully landscaped with a meandering footpath zigzagging through the terraces, providing numerous opportunities to sit and enjoy the surroundings. At the end of the garden is a pedestrian gate opening onto Lower Court Road, which in turn leads to access across the private quay on the banks of the River Yealm.





#### SITUATION

Helm Crag is situated in one of the quietest locations in Newton Ferrers yet is easily accessible via a private road.

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, gas and electricity. Gas fired central heating (underfloor heating to kitchen, utility room, downstairs en-suite and garden studio). Private drainage.

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

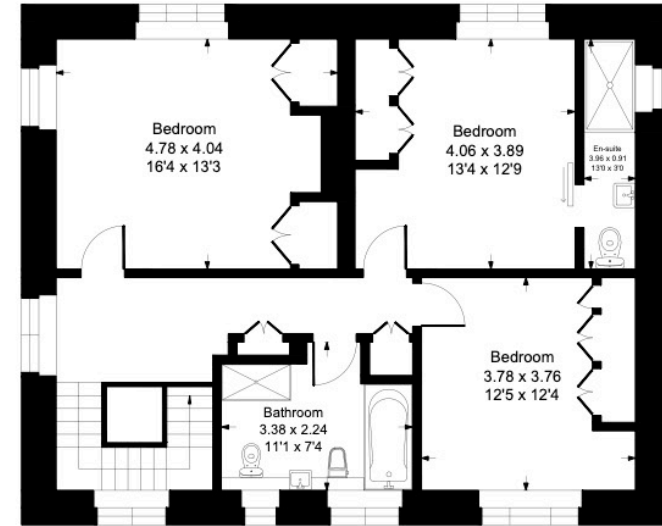
**LOCAL AUTHORITY AND COUNCIL TAX:** South Hams District Council. Follaton House, Plymouth Road, Totnes, Devon. TQ9 5NE. Council Tax: Band G



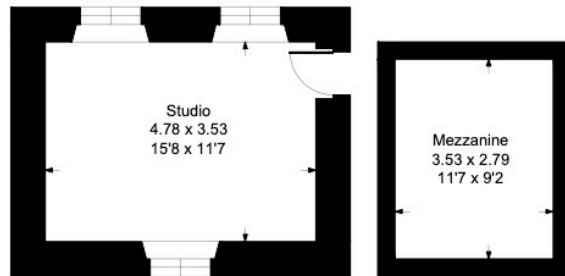
# Helm Cragg, 105 Court Road, Newton Ferrers, PL8 1DE



Approximate Gross Internal Floor Area = 233.2 sq m / 2510 sq ft  
 Garage Area = 40.4 sq m / 435 sq ft  
 Outbuilding Area = 26.7 sq m / 288 sq ft  
 Total Area = 300.3 sq m / 3233 sq ft



First Floor

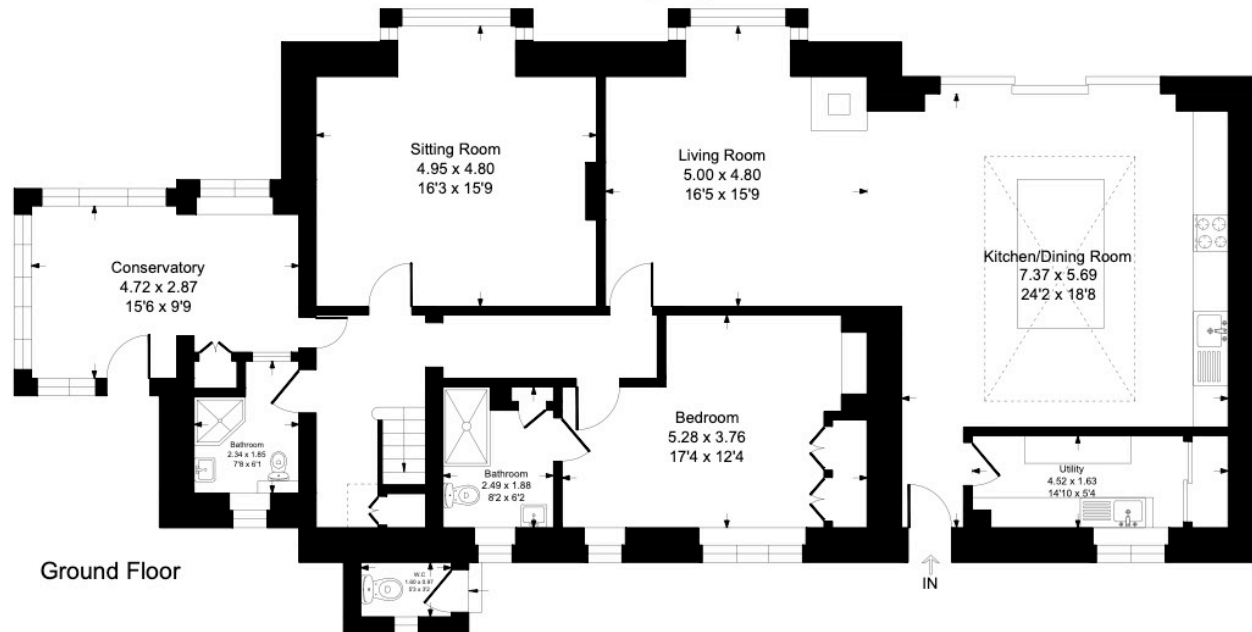


Outbuilding

Outbuilding



Garage



Ground Floor

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