

Westonhay, Stoke Road, Noss Mayo, South Devon, PL8 1DY





Westonhay

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A four double bedroom detached family home with outstanding estuary and village views. Detached double garage, ample private parking. Detached office studio/workshop.

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 unspoilt South Hams countryside, an Area of Outstanding Natural Beauty and Special Area of Conservation.

The villages share a number of facilities including a post office, pharmacy, traditional butcher, Co-operative store, three good public houses, two churches, yacht club with bistro, tea-rooms and good Primary School. The holiday retreats and full-time residences have found a comfortable balance that propel this thriving community with countless clubs and activities available for the more sociable and active, or long picturesque walks for those that simply want to enjoy the peace and tranquillity. 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. Intercity trains run regularly from Plymouth to Paddington. The Continental Ferryport in Plymouth is also easily accessible.

Plymouth itself is an historic and vibrant waterside City, well provided with colleges, grammar & public schools, modern university, the Peninsula Medical School, Theatre Royal & cinemas, large department stores, cafes, bistros & restaurants. The leisure facilities are outstanding with superb watersports in and around Plymouth Sound and numerous marinas.

ACCOMMODATION

Westonhay enjoys a wonderful position with extensive views over the estuary and distant views of the deep water pool. The location benefits from extensive village views and farmland beyond. The property, with



ample terraces and balconies, enjoys sun all year round. Detached double garage with ample off road parking. The house has Honeywell zone controlled radiator valves throughout.

The accommodation is as follows:- (Please note that all dimensions are approximate).

ENTRANCE HALLWAY

Part glazed with window to side. Window to front elevation. Glazed door to sitting room. Triple ceiling light fitting. Two deep storage cupboards. Two radiators. Solid oak floor. Stairs rising to first floor. Door to:

KITCHEN/BREAKFAST ROOM

Window to front elevation with fantastic views of the estuary. Window to side elevation. Recently fitted kitchen with Dekton worksurface with Neff inset electric induction five ring hob. Extractor fan and light over. Inset sink with mixer tap. Floor to base cupboards and pan drawers. Integral Neff dishwasher. Eye level cupboards. Wi-Fi control electric Neff oven/grill. Wi-Fi control combi microwave. Large warming drawer below. Integral full size deep freezer and full size fridge. Display shelving. Pin spot lighting. Karndean flooring. Door to:

OUTER LOBBY

Part obscure glazed door to front elevation with



slate hearth with mantel. Picture rails and lighting. TV data point and telephone points. Three radiators. Solid oak floor. From entrance hallway stairs rising to:

LANDING

Glazed French doors to upper rear terrace and garden. Fitted book case. Access to roof space. Ceiling light fitting. Smoke alarm. Doors to:

BEDROOM

Window to rear garden elevation. Radiator. Ceiling light fitting.

MASTER BEDROOM

Window to side elevation and glazed doors to balcony with commanding views of the estuary and village beyond. Fitted wardrobes. Radiator, pin spot ceiling lighting. Door to:

EN-SUITE

White suite comprising low level WC, basin and bath with mixer tap and shower over. Extractor fan. Ceiling light fitting.

window to side. Access to roof space. Fuse box and electric meter. Door to:

UTILITY ROOM

Part glazed door to rear lower garden terrace area. Roll edge worksurface with inset stainless steel sink and mixer tap and draining board, space for washing machine and dryer. Storage cupboards and shelving. From entrance hallway door to:

DINING ROOM

Window to rear elevation. Fitted cupboard. Ceiling light fitting. Radiator. Solid oak floor. Door to:

FAMILY ROOM/STUDY

Glazed doors to east side elevation and glazed door to west side elevation. Ceiling light fitting. Solid oak floor. Radiator.

SHOWER ROOM

Low level WC, wash hand basin with mixer tap. Walk in shower with glazed screen. Ladder towel radiator. Ceiling light fitting with extractor fan. From entrance hallway door to:

SITTING ROOM

Glazed sunroom area to front elevation with glazed doors to front patio area. Twin window to side elevation. Fitted log burner with brick surround and a



BEDROOM

Window to front elevation with views across the village and estuary. Window to side elevation. Radiator. Ceiling light fitting. Fitted storage cupboard.

FAMILY BATHROOM

Window to side elevation. Airing cupboard. Suite comprising low level WC, wash hand basin, bath with shower over and screen. Radiator. Ceiling light fitting.

BEDROOM

Window to rear garden elevation. Ceiling light fitting and radiator.

GARDEN STUDIO/WORKSHOP

Timber built with insulation. Window to front elevation with magnificent views of the estuary and village beyond. Glazed French doors to side elevation. Light and power with internet/data connection.

DETACHED DOUBLE GARAGE

Electric remote control door. Part glazed door to side elevation with window. Electrical power and light with external sockets and taps on either side.

OUTSIDE

To the front of the property is a driveway with ample parking in front and to sides of the double garage. Driveway leads right up to the front door. Garden to the front includes a pond with decking surround. Upper terrace area with a path winds up to the front sheltered door way. Access is available from both sides of the house to the rear garden. The garden has an upper terrace area with a vegetable patch and a seating area with magnificent views across the estuary. The upper garden has a private barbeque area and leads on to the office studio. Water taps front and rear.



BROADBAND

The property enjoys a live connection to Gigaclear ultrafast fibre broadband. Telephone, TV and data points in all main rooms. To obtain either Broadband speeds or Mobile coverage at this address, please use the following Ofcom website link; <https://checker.ofcom.org.uk/>

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 or Ross on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.



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Approximate Gross Internal Floor Area = 217.5 sq m / 2342 sq ft
 Garage Area = 40.1 sq m / 432 sq ft
 Outbuilding Area = 10.1 sq m / 110 sq ft
 Total Area = 267.8 sq m / 2883 sq ft

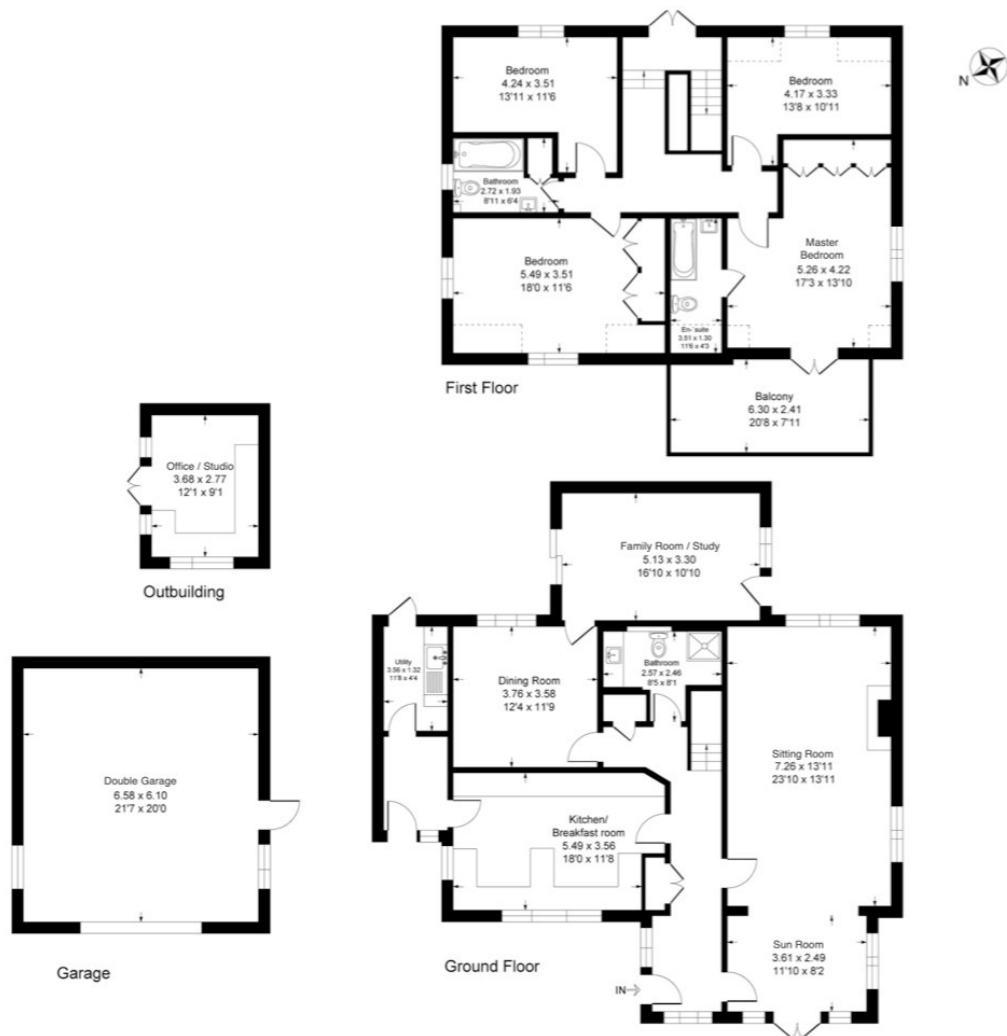


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains electricity, gas, water and drainage are connected to the property.

COUNCIL TAX

The property is in Council Tax Band F.

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

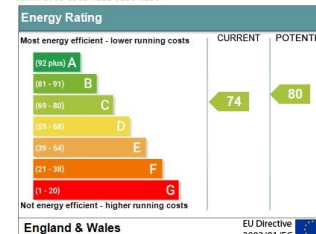
VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01752 872417

DIRECTIONS

From the A379 in Yealmpton, take the B3186 to Newton Ferrers. On reaching the village take the next left turn sign posted Bridgend. Drive down the hill, around the head of the creek and up the hill to Noss Mayo. At the church take a sharp left hand turn into a private drive and the property can be found on the right. (This turning is before the fork in the road).

Address: Westonhay, Stoke Road, Noss Mayo, PLYMOUTH, PL8 1DY
 RRN: 9766-3912-4202-3299-1200



Agent's Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers and other users are advised to recheck the measurements and any other details that will be relied upon.

