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Honeysuckle Cottage

Riverside Road East, Newton Ferrers, Plymouth, Devon, PL8 1AE

- End of Terrace Cottage
- Detached Double Garage
- Detached Workshop
- Large Sitting Room
- Dining Room
- Kitchen and Utility Room
- Four Bedrooms
- Ample Off Road Parking
- Close to The Estuary
- South Facing Garden



Newton Hill, Newton Ferrers, Devon, PL8 1AA

Telephone 01752 872417

newtonferrers@luscombemaye.com

www.luscombemaye.com

DESCRIPTION

Honeysuckle Cottage is a charming character home, dating back to the 1800s, and is situated in the heart of the village, adjacent to the public slipway. The property occupies a southerly facing location with bright and airy accommodation arranged over two floors.

Honeysuckle Cottage is approached through a stable door opening into a porch that leads to an inviting entrance hallway. The Sitting Room is an excellent size, with an attractive gas living flame stove set into recessed fireplace, and windows overlooking the river. A practical study area is discretely tucked away beside the staircase leading to the first floor. The Dining Room is across the Entrance Hallway, and is cosy and inviting with exposed timber beams, a perfect space for formal entertaining. The kitchen is generously proportioned with ample room for a central table and is fully fitted with a range of units, complimented by an elegant fitted dresser. Adjacent to the kitchen is a utility/larder providing additional storage and a downstairs shower room.

Upstairs there are 4 bedrooms and a family bathroom. The Principal Bedroom has an en-suite shower room and generous fitted storage cupboards.

Unusually for a waterfront property, the cottage provides off road parking for multiple vehicles in addition to the double garage. The garden is terraced and predominantly lawned with numerous vantage points from which to enjoy the waterside location. A large outbuilding can be accessed from the rear of the cottage, and would make a perfect Artist's Studio or Workshop.

SITUATION

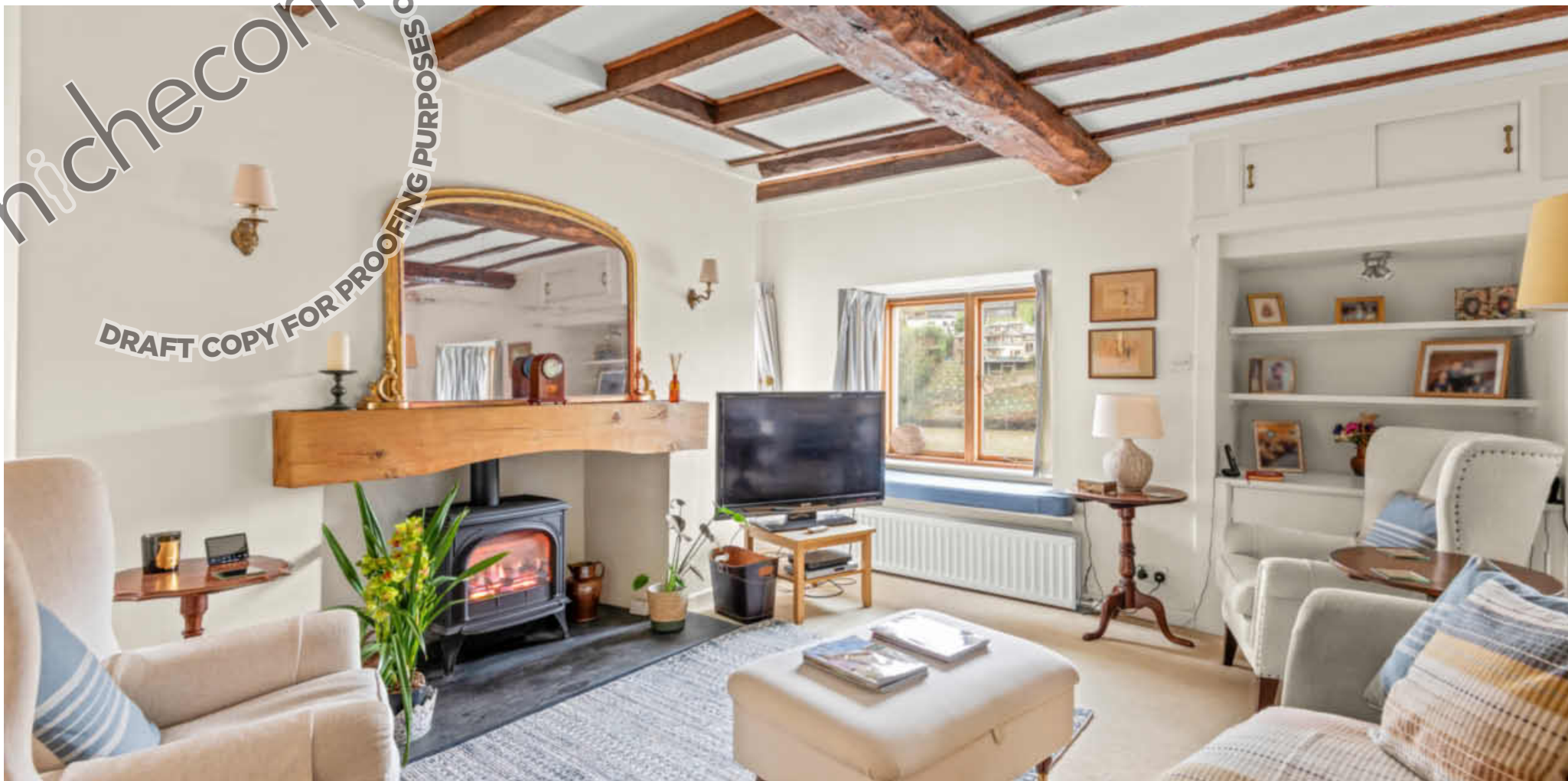
The twin villages of Newton Ferrers and Noss Mayo enjoy a delightful riverside setting on the wooded slopes of the estuary of the River Yealm. This sheltered, deep water harbour is much favoured by yachtsmen and lies within a truly beautiful valley in the unspoilt South Hams countryside, an Area of Outstanding Natural Beauty.

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. Intercity trains run throughout the day from Plymouth to Paddington. The Continental Ferry-port is also easily accessible. All give superb access to the rest of the country, combined with living in one of the most beautiful riverside locations on the south coast.

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



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VIEWING

Strictly by appointment with Luscombe Maye, Newton Ferrers Office. Bespoke appointments outside usual office hours can be arranged with adequate notice.

LETTING

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 signposted Newton Ferrers. Follow this road in to the village and at The Green follow the road as it forks right, down in to the centre of the village. At the Co-Op stores turn left in to Newton Hill. Turn left onto Riverside Road East past the Dolphin Inn. Honeysuckle is located just past the Yacht Club after the entrance to public slipway.

SERVICES: Mains electricity, water, gas and drainage are understood to be connected to the property. To obtain either Broadband speeds or Mobile coverage at this address, please use the following Ofcom website link; <https://checker.ofcom.org.uk/>

TENURE: Property is Freehold with a Part Flying Freehold.

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

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Approximate Gross Internal Floor Area = 188.6 sq m / 2030 sq ft

Garage Area = 27.0 sq m / 291 sq ft

Outbuilding Area = 21.9 sq m / 236 sq ft

Total Area = 237.5 sq m / 2557 sq ft



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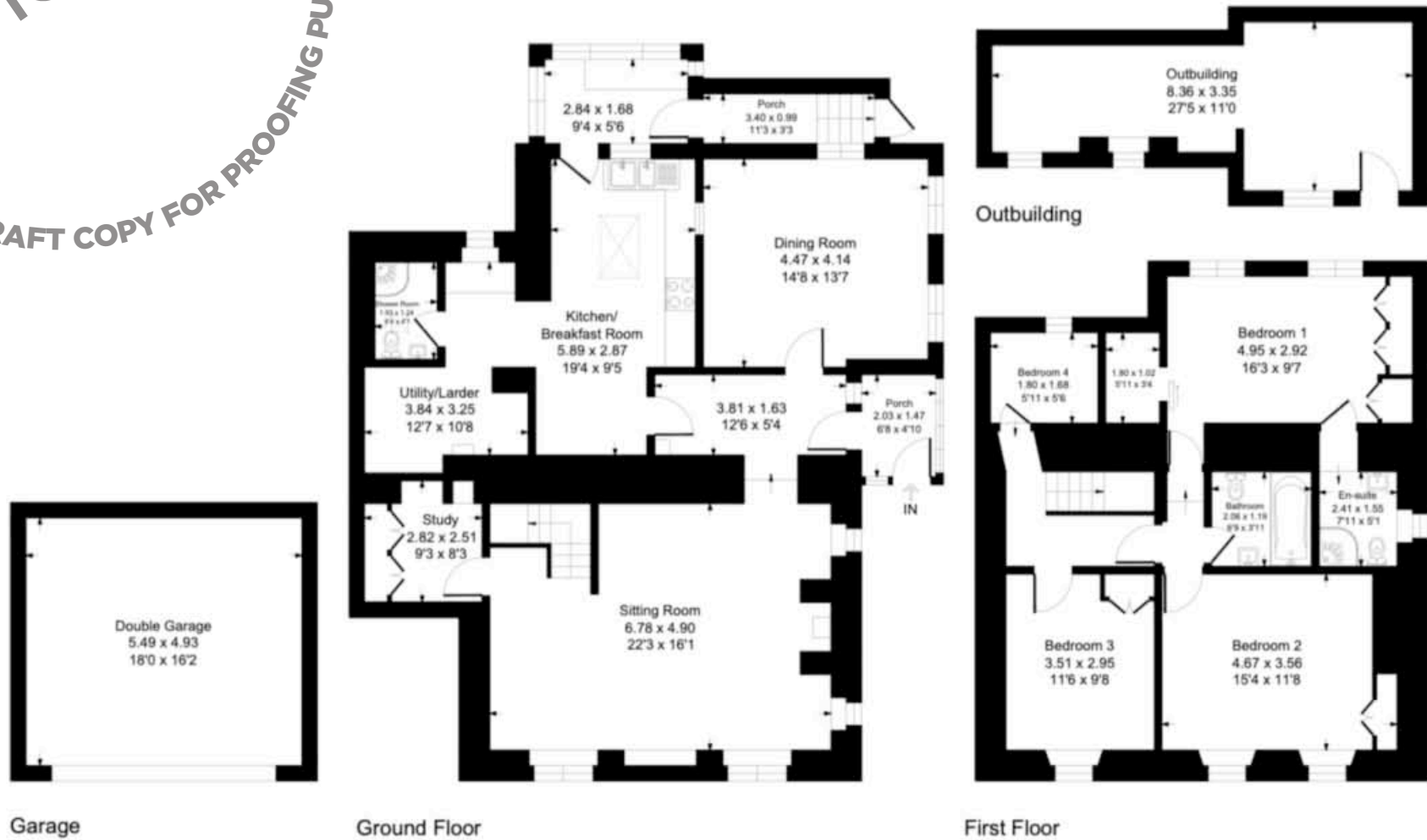


Illustration for identification purposes only, measurements are approximate, not to scale.

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