







Drake Cottage

Riverside Road West, Newton Ferrers, PL8 1AD

Believed to have been built some 200 years ago, this traditional stone cottage enjoys a glorious riverside setting in the heart of the delightful village with nearby amenities including the village shop, post office, popular Public Houses, pharmacy, churches, tea room and yacht club.

An inspired attic conversion provides a generous primary bedroom with en-suite bathroom and office space (which potentially could be split into two bedrooms and a shared bathroom), together with the two first floor bedrooms, overlooking the estuary scene, utility room/wc and stylish shower room with walk-in double shower. The kitchen/diner is modern and contemporary with ample space for a dining table whilst across the hallway is the delightful sitting room with charming cast iron log burner and glorious south-facing views across the estuary.

At the foot of the pretty garden a charming stone outbuilding now provides a studio retreat right on the water's edge, complete with log burner for chilly evenings. A lifestyle opportunity not to be missed; a chance to live by the water on a full time basis, but equally well suited as a restful holiday retreat.

A beautifully presented, recently refurbished, 3 bedroom cottage. Exceptional views across the estuary. Courtyard garden with garden room/boathouse, paved sun terraces and potential to create off street parking (STP).

- **Former Fisherman's Cottage**
- **Immaculately Presented**
- **South Facing Waterside Garden**
- **Boathouse Retreat with Log Burner**
- **Glorious Estuary Views**
- **Sought After Village Location**
- **Potential Fourth Bedroom**
- **Ample On-Street Parking**
- **No Onward Chain**



Newton Hill, Newton Ferrers, Devon, PL8 1AA
Telephone 01752 872417
newtonferrers@luscombemaye.com

www.luscombemaye.com

Drake Cottage, Riverside Road West, Newton Ferrers, Plymouth, PL8

APPROX. GROSS INTERNAL FLOOR AREA 1026 SQ FT 95.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT AND OUTBUILDING)



SERVICES

Mains electric, gas, water and drainage.

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.

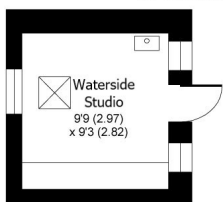
VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01752 872417.

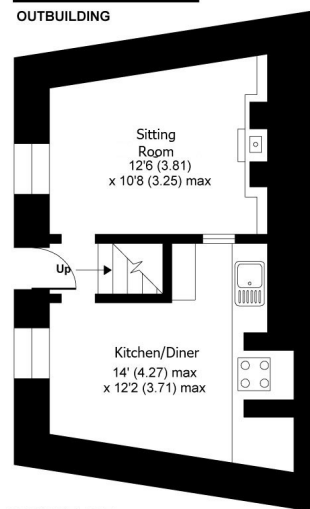
DIRECTIONS

From the A379 Plymouth to Kingsbridge Road, take the B3186 signposted Newton Ferrers. Follow the road as it winds down in to the centre of the village and at the Co-Op turn left in to Newton Hill. Follow this street to the bottom where it veers right and becomes Riverside Road West. Drake Cottage is located on the right hand side.

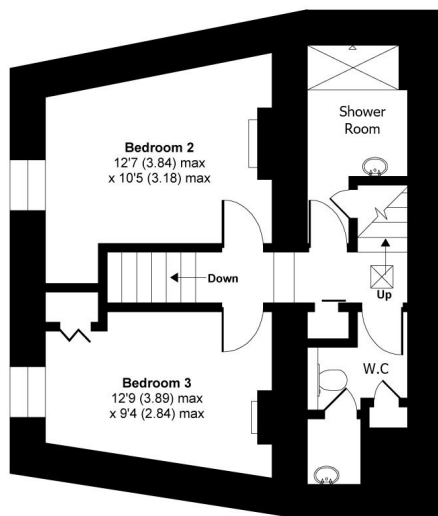
Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		



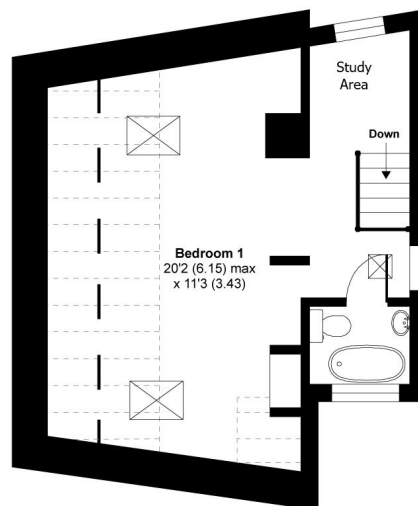
OUTBUILDING



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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