





# Fisherman's Cottage, Pillory Hill, NOSS MAYO, South Devon

Guide Price £665,000

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**DESCRIPTION** Once a modest fisherman's cottage, this deceptively spacious home has been cleverly extended accommodating the slope of the ground to now range over two levels. The elevated nature of the cottage provides long views over the estuary towards Newton Ferrers village and down towards the harbour. Occupying an unique position on a popular road in the riverside village of Noss Mayo, this cottage has the benefit of facing West to make the most of the afternoon and evening sun. This charming cottage enjoys water views from the living room, master bedroom, dining area, garden and summer-house. It has two double bedrooms which both benefit from en-suite bathrooms. The living room is welcoming and cosy with a fireplace, with slate hearth, wooden lintel and wood burner. The original beams are still exposed in the living room, and wooden beams have been installed in the kitchen and dining area in keeping with the period of the cottage. A viewing is highly advised to appreciate the unique position and aspect of this property

**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 mooring is much favoured by yachtsmen and a truly beautiful valley within 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. Plymouth city centre which is within easy commuting distance.

**SERVICES** Mains electricity, water, drainage and gas are connected to the cottage.

**LOCAL AUTHORITY & COUNCIL TAX** South Hams District Council.  
Council Tax Band E

**TENURE** Freehold

**VIEWINGS** Viewing strictly by appointment with Luscombe Maye  
01752 872417

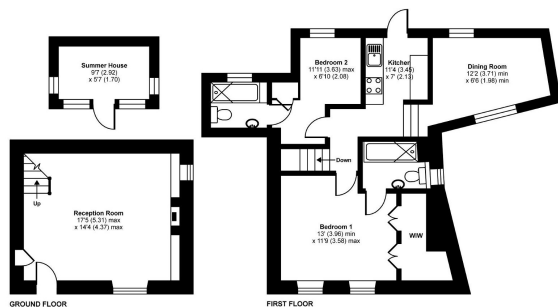
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**Pillory Hill, Noss Mayo, Plymouth, PL8**

Approximate Area = 847 sq ft / 78.6 sq m  
 Outbuilding = 54 sq ft / 5 sq m  
 Total = 901 sq ft / 83.7 sq m  
 For identification only - Not to scale

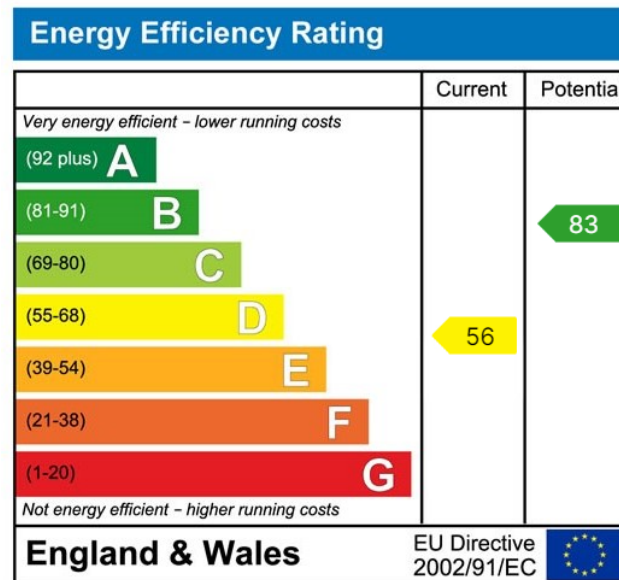


Verified  
 EPC  
 Register  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Version 4.0 © November 2020. Produced for Luscombe Maye REF: 54515

- Characterful waterside cottage
- Panoramic River Views
- Cosy Sitting Room with Log Burner
- Kitchen/Dining Room
- Central Village Location
- West Facing Garden with Summer House
- Two Ensuite Bedrooms
- Front Sun Terrace
- No Onward Chain



Luscombe Maye



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