



Luscombe Maye
Since 1873

Pillory Hill, Noss Mayo

Offers Over £500,000

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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

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

FURTHER INFORMATION As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you; however, we recommend that you verify any information given during the conveyancing process.

South Hams District Council. Council Tax Band E

TENURE Freehold

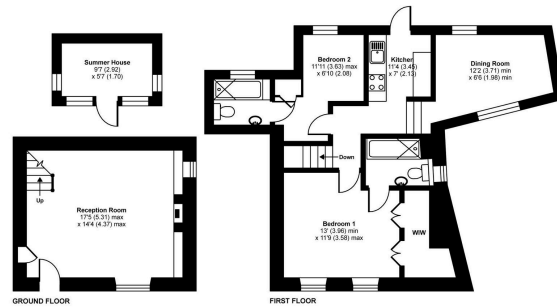
VIEWINGS Viewing strictly by appointment with Luscombe Maye
01752 872417

What3Words [///passports.hampers.clips](https://www.what3words.com/passports.hampers.clips)



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



Produced for Luscombe Maye REF: 54515

- Characterful waterside cottage
- Breathtaking Estuary 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

