



nichecom

DRAFT COPY FOR PROOFING PURPOSES ONLY



The Coach House

3 Court Road, Newton Ferrers, Devon, PL8 1DN



A beautifully presented and unique detached, three bedroom character cottage, circa 200 years old, in the heart of Newton Ferrers with delightful private gardens to the front and rear and ample off road parking. No Chain.

SITUATION AND DESCRIPTION

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. There are rail services at Plymouth and Totnes to London Paddington and numerous flights from Exeter Airport. Brittany Ferries operate regular car ferry services to France and Spain from the port in Plymouth. These links 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, shopping mall, cafes, bistros and restaurants. The leisure facilities are outstanding with superb water sports in and around Plymouth Sound.

The Coach House is an extremely old and unique property in the heart of Newton Ferrers, circa 200 years old, with mention of the property in the village records. It is beautifully



presented throughout with spacious sitting room, dining room, study and 3 bedrooms. The rear garden is well established and extremely private.

ENTRANCE

Part leaded glazed painted timber door with obscure glazed side panel opening to:

ENTRANCE HALL

Charming hall with leaded glazed window and tiled sill to the front. Exposed painted stonework to two walls.

STUDY

Study with leaded glazed window to the front and tiled sill. Loft hatch.

DINING ROOM

Double doors open to the spacious dining room with feature leaded window to the rear looking over the garden. Attractive archway through to:



SITTING ROOM

Extremely well presented with window to the side and glazed French door with glazed side panel opening to the garden. Feature brick built fireplace with hardwood timber mantle, stone tiled hearth and wood burning stove.

KITCHEN

Window to the rear overlooking the garden. Range of hand painted floor and wall units with glass fronted display cabinets and underneath lighting. One-and-a-half bowl sink

and drainer with mixer tap set within a tiled work top with wooden trim and tiled splashback. Integrated electric oven, hob and extractor hood above. Space and plumbing for dishwasher and washing machine. Space for upright fridge/freezer. Ceramic tiled flooring. Dado rail.

INNER HALL

Stair case to first floor with pine balustrade and rail. Ceramic tiled flooring. Window to side with exposed timber lintel above. Half glazed oak door to the garden. Coat hooks. Built-in cupboard housing gas fired boiler for hot water and central heating.

SHOWER ROOM

Double corner shower cubicle. Pedestal hand basin with mixer tap. Dual flush WC. Extractor fan. Chrome radiator heated towel rail.

FIRST FLOOR LANDING

Attractive landing with exposed painted stonework to two walls and leaded glazed window with exposed timber lintel above. Part sloping ceiling and part exposed roof truss ends. Loft hatch.

MASTER BEDROOM

Delightful bedroom with part vaulted ceiling and part exposed painted roof truss ends and purlins. Window to the rear overlooking the garden. Built-in wardrobes to one wall.



BEDROOM TWO

Double bedroom with leaded glazed window to the rear. Part exposed painted roof timbers. Built-in wardrobes to one wall with fitted shelving to one side.

BEDROOM THREE

Window to the rear, part sloping ceiling with part exposed painted roof truss ends. Wood effect laminate flooring.

SHOWER ROOM

Obscure glazed window. White suite comprising wash hand basin and WC, walk in shower with glass screen. Part sloping ceiling with part exposed roof truss ends. Chrome radiator heated towel rail.

FRONT GARDEN

The property is approached through two stone pillars and a five bar gate opening to a gravel driveway with parking for approximately 3 cars. Stone steps lead down to the front door. The garden is bounded by a stone wall and is mainly laid to lawn with mature trees and shrubs. Timber garden shed.

REAR GARDEN

To the rear of the property is a gravel area providing an outside sitting area with brick paved patio area to one side. The rest of the garden is laid to lawn with beautifully planted shrub and flower borders backed by attractive stone wall and timber fencing. To one corners is a good sized garden shed with electric power and light. Outside courtesy lighting and outside cold water tap.



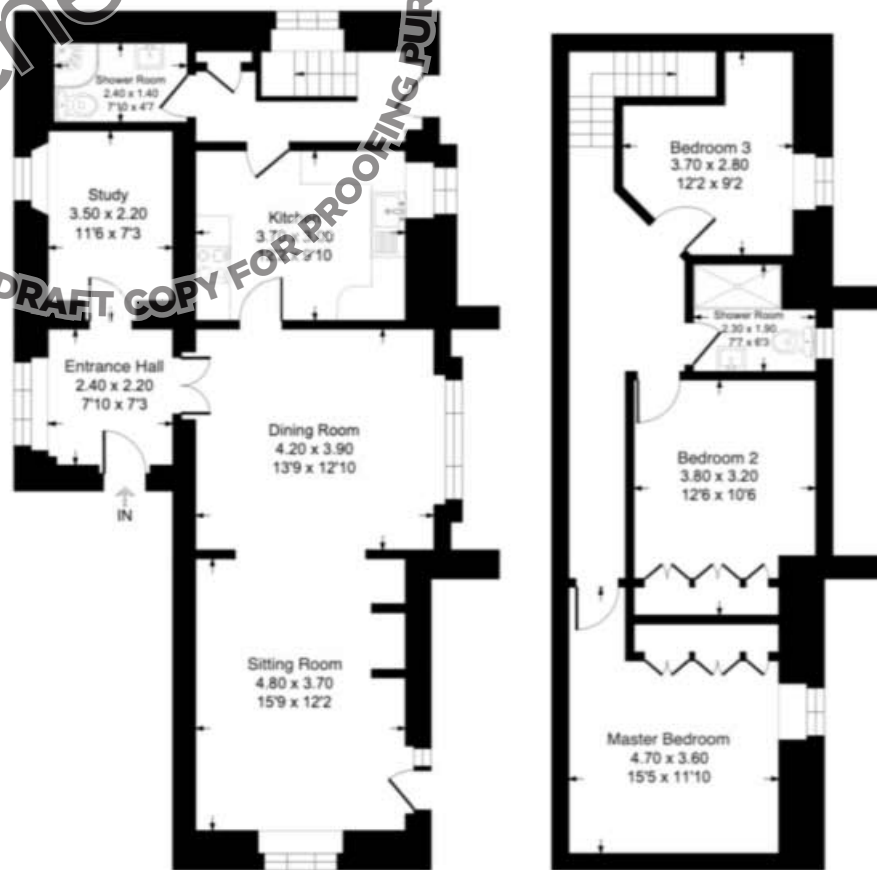
AGENTS NOTES

Previous planning permission was granted for a 2 storey extension.



The Coach House, 3 Court Road, Newton Ferrers, PL8 1DN

Approximate Gross Internal Floor Area = 139.7 sq m / 1505 sq ft



Ground Floor

First Floor

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



SERVICES

Mains electricity, gas, water and drainage. To obtain either Broadband speeds or mobile coverage at this address, please use the following Ofcom Website Link: <https://checker.ofcom.org.uk/>

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 sign posted Newton Ferrers. Enter the village of Newton Ferrers and follow the road as it winds down to the centre of the village. Turn right just before the church into Court Road and the Coach House will be found almost immediately on the left.

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



nichecom

DRAFT COPY FOR PROOFING PURPOSES ONLY

