





EXTERNAL IMAGE REAR ELEVATION

Nestled along the serene banks of the River Yealm, **Tides Reach** is a luxuriously refurbished, well-proportioned family home. From the moment you walk in, the house impresses, with superb attention to detail, combining modern comfort with the sublime views of its natural surroundings from just about every window.



LOOKING OVER TIDES REACH AT NEWTON CREEK



LOCATION

Tides Reach is located beside Newton Creek, making it the ideal home for lovers of watersports with direct, private access to the River Yealm from your own quay and slipway.

Further afield there is the wild and rugged landscape of Dartmoor, and the Ocean City of Plymouth, giving you the opportunity for an all embracing and diverse lifestyle.

● Tides Reach

Yealm View Road, Newton Ferrers, PL8 1AN



WEMBURY

NEWTON
FERRERS
CENTRE

TIDES
REACH

SHOP
PUB

NEWTON CREEK

WARREN
POINT

PUB

CHURCH

RIVER YEALM

NOSS MAYO
VILLAGE CENTRE

PUB

CELLAR BEACH

VILLAGE
HALL

SOUTH WEST COAST PATH



EXTERNAL IMAGE NEWTON CREEK

NEWTON FERRERS

The twin villages of Newton Ferrers and Noss Mayo sit on either side of the River Yealm Estuary. These unique villages, in the glorious South Devon Countryside, are located deep in the South Hams Area of Outstanding Natural Beauty. From the front door of your home, there are wonderful opportunities to explore the South Devon Coastline through walking, cycling, riding, sailing, paddle boarding or wild swimming. The safe mooring of the deep water natural harbour makes the area exceptionally popular with yachting enthusiasts.

At the end of the days' adventures, there is a choice of three superb, intimate local pubs, serving locally sourced food and drinks, just a short walk away. The villages also provide an active yacht club, churches, convenience store, delicatessen and shops together with an excellent primary school.





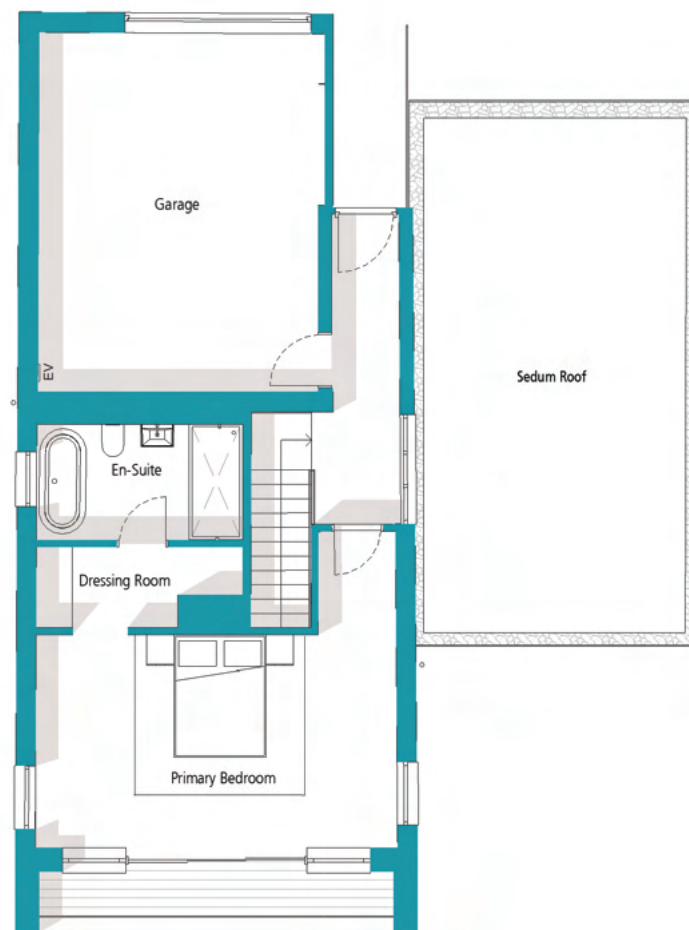
FIRST FLOOR ROOM AREAS

Garage
4.59 × 5.88m

Primary Bedroom
5.92 × 3.48m

Dressing Room
3.38 × 1.32m

En-Suite
3.37 × 1.90m





PRIMARY BEDROOM LOOKING TOWARDS THE VIEW



GROUND FLOOR ROOM AREAS

Living Room

5.92 x 4.52m

Study

3.23 x 3.00m

Kitchen / Dining

4.50 x 7.75m

Bathroom

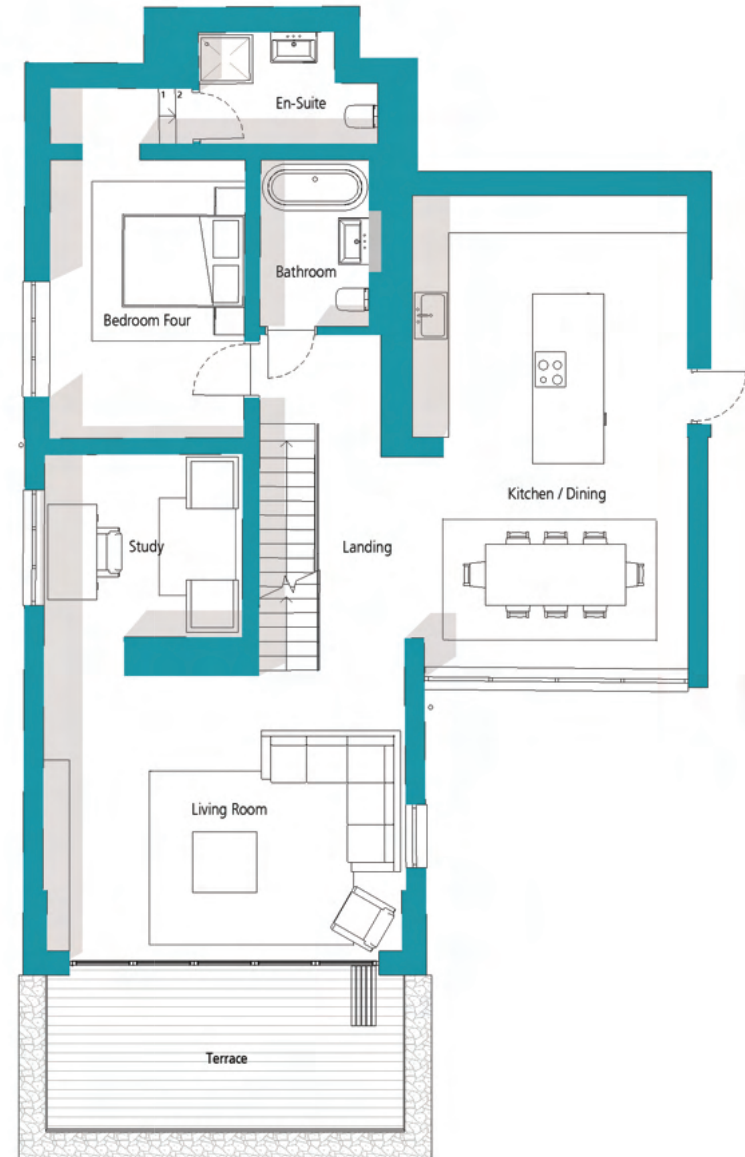
1.98 x 2.72m

Bedroom Four

3.18 x 4.55m

En-Suite

3.16 x 1.84m





LIVING ROOM LOOKING TOWARDS THE CREEK



LOWER GROUND FLOOR ROOM AREAS

Boot Room / Shower
2.89 x 2.83m

Bedroom Two
2.84 x 6.41m

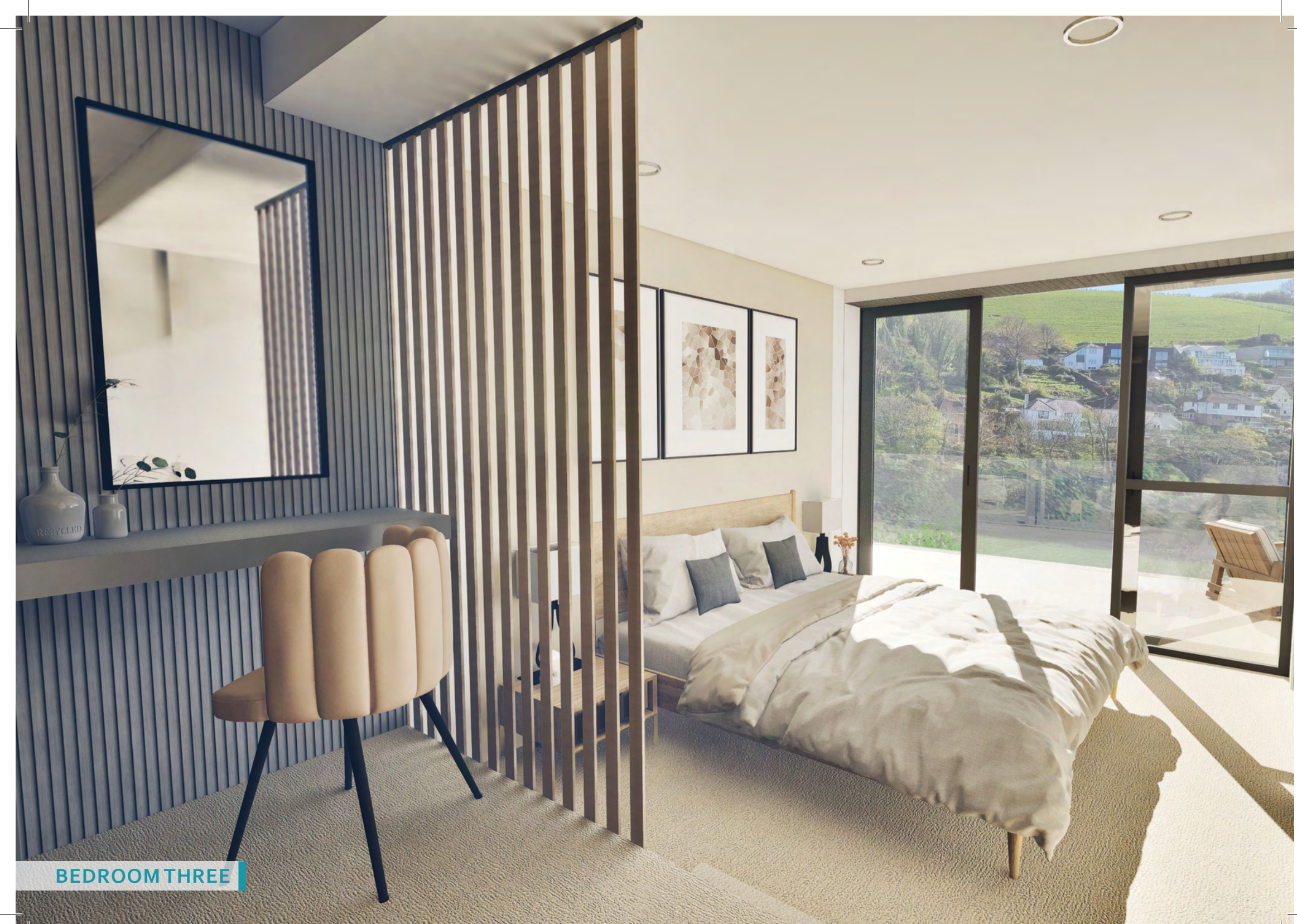
En-Suite
1.38 x 3.24m

Bedroom Three
2.84 x 5.31m

En-Suite
1.37 x 2.48m

Plant Room
4.00 x 2.86m





BEDROOM THREE

INTERIORS STYLISH, LUXURIOUS & PRACTICAL

Kitchen & Utility

- Mayflower handleless kitchen units with Silestone© worksurfaces, upstand and splash backs.
- Under-mounted stainless steel sink with Quooker instant boiling water tap
- Comprehensive range of Siemens© appliances to include two iQ700 ovens with 4D Hot Air, one being a combination oven/ microwave
- Siemens© dishwasher, fridge, freezer and wine cooler
- Utility area with fitted washing machine and separate tumble dryer, worktop and storage cupboard
- Floor to ceiling windows framing river views

Flooring and Finishes

- Oak flooring in living areas, primary bedroom and hallways
- 100% wool carpets in bedrooms
- Contemporary internal doors
- Powder coated aluminium external doors
- Powder coated aluminium windows
- Hand-crafted staircase constructed using steel, oak and glass

Heating & Electrical Systems

- Contemporary vertical radiators
- Highly efficient gas boiler and hot water cylinder
- Dimmable LED downlights in Living Room, Study and Bedrooms
- Contemporary sockets and switches
- Mains operated smoke alarms
- Marine grade stainless steel exterior lighting
- Solar panels to achieve 4.9kWp with battery storage and EV Car Charging
- Marine Grade WiFi to Quay
- Remote Access Colour CCTV Network with 3 External Cameras



KITCHEN

Living Area & Bedrooms

- Central, porcelain tiled, concrete effect wall
- Remote controlled feature fireplace benefitting both the living room and study areas.
- Bifold doors to the living area open up onto a terrace overlooking the gardens and estuary
- Vaulted primary bedroom with floor to ceiling windows and sliding doors onto a balcony overlooking the gardens and estuary
- Frameless glass to balconies and terraces giving uninterrupted views of the garden and estuary

Bathroom & En-suite

- Fully porcelain tiled Mayflower bathrooms and en-suites
- Contemporary sanitary ware in white
- Contemporary taps, rainforest shower heads
- Glass shower screens
- Heated electric towel rails

Audio & Visual

- Digital TV, Satellite and CAT 6 data points in living room, study, dining room and all bedrooms



PRIMARY BEDROOM



EN-SUITE

Balconies

- Frameless glass balustrades
- High quality composite decking
- Porcelain tiles to match patio

Parking & Garden

- Integrated garage with electric vehicle charging and additional off-road parking
- Remote control electric garage door
- External power sockets in garden area
- Exterior taps
- Lighting to front and rear of properties

Private Quay

- Exclusive access to the Newton Creek
- WiFi access
- Electricity
- Water

General

- Freehold
- Council Tax Band G. *South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.*
- EPC B



LIVING AREA



KITCHEN / DINING LOOKING TOWARDS LIVING ROOM

VIEWINGS / RESERVATIONS

Contact us at Luscombe Maye, Newton Ferrers Office to arrange a viewing and find out more information.

PHONE **01752 872417**) EMAIL **newtonferrers@luscombemaye.com**

Agent's Note

Some images used are computer generated and not to scale.

Specifications and images of finishes and materials may vary from those shown. Landscaping is illustrative only. Please note floor plans and dimensions are taken from architectural drawings and are for guidance only.



Newton Ferrers Office
Newton Hill, Newton Ferrers, Plymouth,
Devon, PL8 1AA

Please follow the QR code to begin a *virtual viewing* of Tides Reach.



SCAN.ME





NEWTON AND NOSS CREEK

A LUXURY DEVELOPMENT BY



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01752 872417

www.luscombemaye.com

4D Architects
STUDIO