



Luscombe Maye

Since 1873

Court Road, NEWTON FERRERS, South Devon

Guide Price £695,000

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DESCRIPTION Toad Hall is an inspired conversion of former stables to now provide a superb, two storey contemporary home. The property retains features of its original existence in its substantial stone exteriors, courtyard setting and wide door plus window openings. The low maintenance nature of the property leaves plenty of free time to enjoy the stunning setting.

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 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 and Special Area of Conservation. The villages share a number of facilities and the holiday retreats and full time residences have found a comfortable balance that propel this thriving community with countless clubs and activities available for the more sociable and active, or long picturesque walks for those that simply want to enjoy the peace and tranquillity.

ACCOMMODATION is as follows:-

GROUND FLOOR: KITCHEN AREA; DINING/LIVING AREA; GARDEN ROOM; HALLWAY; UTILITY ROOM; FAMILY SHOWER ROOM; MASTER BEDROOM; EN-SUITE SHOWER ROOM; BEDROOM TWO

FIRST FLOOR: LANDING; BEDROOM THREE; SHOWER ROOM; BEDROOM FOUR

OUTSIDE Off road gravelled parking area for one car. Gate through to **MEDITERRANEAN GARDEN** With paved terraces and mature flower beds.

SERVICES Mains electricity, water, drainage and gas are connected to the property. Broadband and digital service available in village. To obtain either speeds or coverage at this address, please use the following Ofcom website link; <https://checker.ofcom.org.uk/>

LETTING Luscombe Maye offers an Award Winning Lettings service, please contact on 01752 393330 or lettings@luscombemaye.com to discuss our services. **HOLIDAY LETTING** This property has a very successful holiday letting history with booking until December 2024.

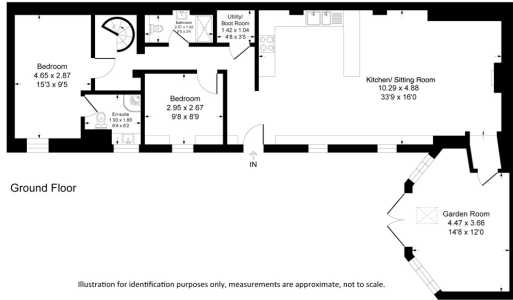


Toad Hall, 28 Court Road, Newton Ferrers, PL8 1DH

Approximate Gross Internal Floor Area = 148.8 sq m / 1602 sq ft



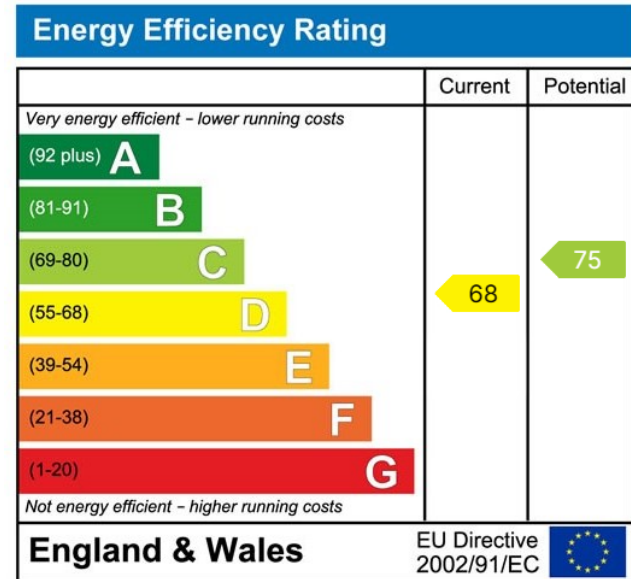
First Floor



Ground Floor

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

- Stunning Contemporary Home
- Two Receptions
- Mediterranean Style Garden
- Close to Village Centre
- Council Tax Band C, South Hams District Council
- Four Double Bedrooms/Three Bathrooms
- Private Off Road Parking
- Ideal Holiday or Permanent Home
- Viewings Strictly by Appointment
- What3Words /// shot.dazzling.imply



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.



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