



Luscombe Maye

Since 1873

Court Road, NEWTON FERRERS, South Devon

£649,500

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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, and wide door and windows. Toad Hall is a successful holiday let. The low maintenance nature of the property leaves plenty of free time to enjoy the stunning setting with long coastal walks or perhaps afternoons whiled away on the truly magical river; perhaps pottering around the nearby coves fishing for mackerel or a lively sail across the bay; the possibilities are endless.

ACCOMMODATION The accommodation is as follows:-
GROUND FLOOR: Kitchen area; Dining/Living Arera; Garden Room; Hallway; Utility Room; Shower Room; Primary Bedroom with En-Suite Shower Room; Bedroom Two.
FIRST FLOOR: Landing; Bedrooms Three and Four; Shower Room.
OUTSIDE: Mediterranean Garden with Paved Terraces and Mature Flower Beds; Off Road Parking for 1 car.

FURTHER INFOMATION 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.

SERVICES Mains electricity, water, drainage and gas are connected to the property. Broadband and digital service available in village.
BROADBAND 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 Band C. **LOCAL AUTHORITY** South Hams District Council.
LETTING Luscombe Maye also offers an Award Winning Lettings service. Please contact the team on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.
HOLIDAY LETTING This property has a very successful holiday letting history with booking until December 2024.
VIEWINGS Strictly by appointment through Luscombe Maye Newton Ferrers Office 01752 872417.

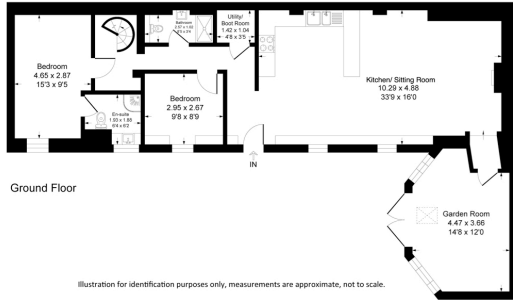


Toad Hall, 28 Court Road, Newton Ferrers, PL8 1DH

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



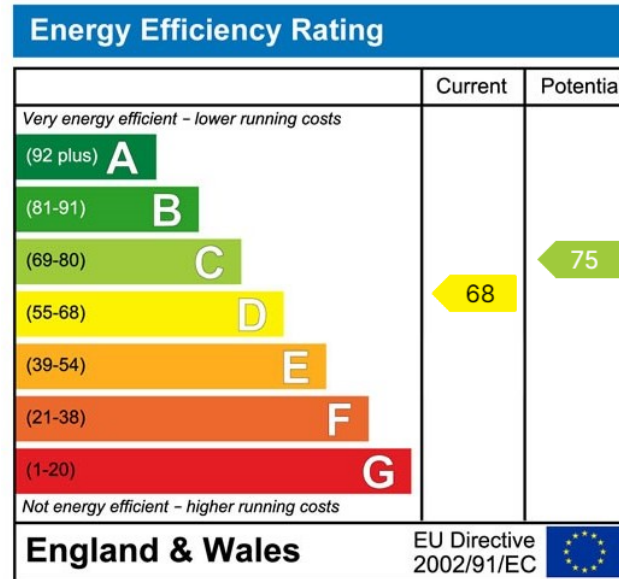
First Floor



Ground Floor

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

- Stunning Contemporary Home
- Two Receptions
- Mediterranean Style Garden
- Proven Holiday Let
- Private Off Road Parking
- Four Double Bedrooms
- Three Bathrooms
- Ideal Holiday or Permanent Home
- Close to Village Centre
- No Chain



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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