



Luscombe Maye

Since 1873

Briar Hill, NEWTON FERRERS, South Devon.

Fixed Price £179,950

3 2 1



DESCRIPTION This well-presented lodge benefits from an allocated parking bay and is accessed through an entrance vestibule, with coat cupboard, into a spacious Kitchen/Lounge/Diner. The south facing elevation of the room comprises of patio doors, opening onto the private decking, that flood the space with light. The kitchen is fully equipped with electric oven and gas hob, fridge/freezer, dishwasher, washer/dryer and microwave. The dining area will seat six people comfortably and the living space feels cosy and welcoming with an electric remote control fire. The lodge provides 3 bedrooms: A spacious double with en-suite shower room with WC and dressing area; a guest double, currently arranged with twin 2'6" beds; and a single room, creatively arranged to optimise the space with fun cabin beds. Finally, there is a family bathroom with shower over the bath. **Outside** there is an enclosed, south-facing decked area with stylish rattan furniture and plenty of space for alfresco dining. To the rear of the lodge is a metal, fireproof storage box containing large gas barbecue.



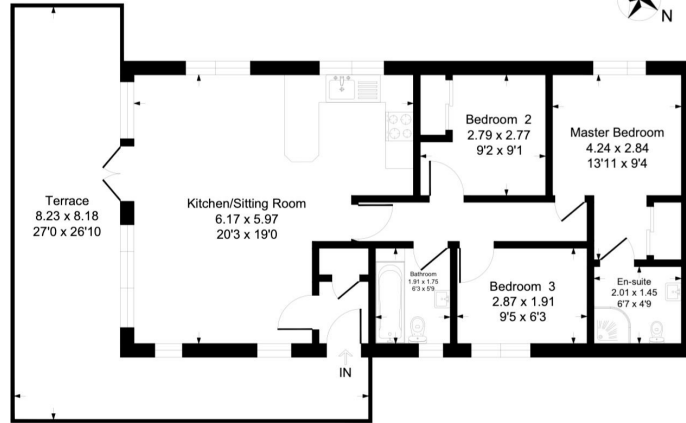
SITUATION The twin villages of Newton Ferrers and Noss Mayo enjoy a delightful riverside setting on the wooded slopes of the River Yealm estuary. This sheltered, deep water harbour is much favoured by yachtsmen and lies within a truly beautiful valley in the unspoilt South Hams countryside, an Area of 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. Plymouth is easily commutable and is an historic and vibrant waterside City.

SERVICES Connected to The Park electricity, water, LPG gas and drainage. Broadband and Wi-Fi is available on the site. **LOCAL AUTHORITY** South Hams District Council. **GROUND RENT** The ongoing yearly Ground Rent is £4,548 plus a service charge of £720 for 2024. All Services are metered. **LEASE DETAILS** Granny Lodge is offered on a 35 year lease, with 25 years remaining. **RULES & REGULATIONS** A copy of this document will be made available to all seriously interested parties. However, all lodges are restricted to holiday use only and cannot be used as full time homes. **DIRECTIONS** What 3 words [///breed.jumbled.tripods](http://breed.jumbled.tripods)



Granny Lodge, 11 Briar Hill, Newton Ferrers, Plymouth, Devon, PL8 1AR

Approximate Gross Internal Floor Area = 71.8 sq m / 774 sq ft



Ground Floor

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

- Living Room
- Kitchen/Breakfast Bar
- Bathroom
- Three Bedrooms
- En-Suite Shower Room
- Stunning, South-Facing Terrace
- Fully Furnished
- Established Holiday Lettings Record
- Parking and Storage
- Views across the Village



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.



Newton Ferrers:
Newton Hill, Newton Ferrers PL8 1AA
01752 872417
newtonferrers@luscombemaye.com
www.luscombemaye.com