



Luscombe Maye

Since 1873

# Court Road, Newton Ferrers

Guide Price £650,000

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**SITUATION** Newton Lodge enjoys a quiet, elevated south facing position in this sought after valley in the unspoilt South Hams Countryside, an Area of Outstanding Natural Beauty. Newton Ferrers and Noss Mayo face one another across the River Yealm Estuary, a deep water harbour much favoured by yachtsmen. The villages share a number of facilities, including post office, Co-operative Store, pharmacy, three good public houses, two churches, yacht club with bistro and a good Primary School. Plymouth is within easy commuting distance, with its vibrant waterfront, excellent shopping, Theatre Royal, University, Peninsula Medical School and superb water-sport facilities.

**DESCRIPTION** A surprisingly spacious home, arranged on three levels. This south facing detached three/four bedroom 1950s house offers remarkable views across the estuary and woodland. The location makes it unique with its close proximity to the centre of the village with its own private footpath cutting through the beautiful gardens and grounds of Newton Court. The property benefits from a level lawned garden and terracing to the side of the property. Ample off road parking and you can drive right up to the front door. Newton Lodge could benefit with some updating, but provides huge potential.

**FURTHER INFORMATION** 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.

**TENURE** Freehold

**SERVICES** Mains water, drainage, gas and electricity.

**LOCAL AUTHORITY** South Hams District Council. Currently Tax Band G.

**VIEWING** Strictly by appointment with Luscombe Maye, Newton Ferrers Office 01752 872417. Bespoke appointments outside usual office hours can be arranged with adequate notice. **DIRECTIONS** From the A379 in Yealmpton take the B3186 to Newton Ferrers. Take the first right hand turning into Court Road. The entrance to Newton Court is approximately 400 yards along Court Road on the left hand side. As you enter the driveway, take the left hand fork around the side of the building.



Newton Lodge, 25 Court Road, Newton Ferrers, PL8 1DR  
 Approximate Gross Internal Floor Area = 133.1 sq m / 1433 sq ft

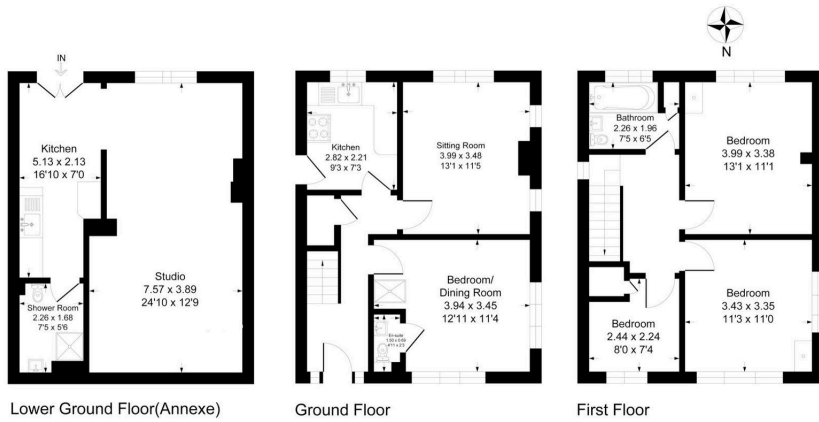
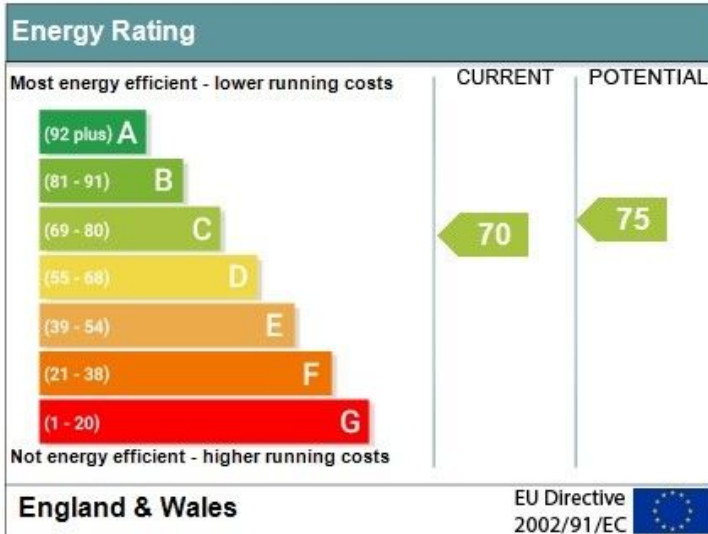


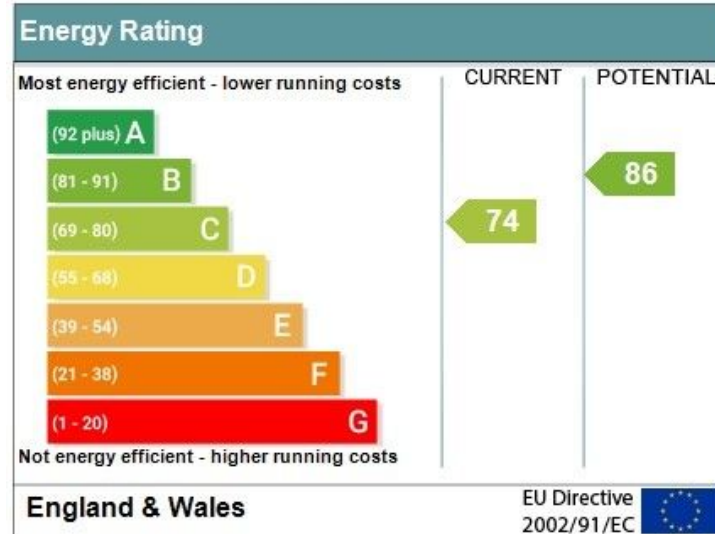
Illustration for identification purposes only, measurements are approximate, not to scale.

- Detached South Facing House
- Self Contained Apartment
- Off Road Parking
- Estuary Views
- Three/Four Bedrooms
- Terraced Garden with Lawned Area
- Development Opportunity
- No Chain

Address: Newton Lodge Annexe, 25 Court Road, Newton Ferrers, PL...  
 RRN: 0370-2337-2050-2894-5715



Address: Newton Lodge, 25 Court Road, Newton Ferrers, PL8 1DR  
 RRN: 0370-2837-1050-2894-5745



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.