





Rock Cottage

- Charming Character Cottage
- Bespoke Farmhouse Style Kitchen
- Beautiful Sitting Room with Feature Fireplace & Log Burner
- Primary with Ensuite, 2 Further Double Bedrooms
- 2 Additional Bathrooms & Utility
- Waterside Studio/Boathouse
- Enclosed Garden and Terrace Area
- Off Road Parking
- No Chain



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DESCRIPTION

Rock Cottage occupies a glorious, south-facing position on one of the most sought-after roads in Newton Ferrers. Extensively and tastefully renovated by the current owner in 2008 with no expense spared, the property seamlessly blends a nautical theme throughout the property, with all principle rooms commanding views of the estuary and full of character and charm.

A beautiful high quality bespoke kitchen and dining room create a farmhouse feel with a separate utility room. The raised sitting room enjoys a large feature fireplace with a wonderful log burner.

The surprisingly light and airy staircase winds up to a magnificent landing area with triple glazed roof lights. Three double bedrooms and three bathrooms all with interesting period fixtures and fittings.

Accessed across the road, is a gated, south facing waterside garden with patio area, ideal for alfresco dining. A boat house provides a excellent studio/garden room with light, power and water, steps lead down to the foreshore. Benefits from off road parking and storage sheds plus a log store.

SITUATION

Rock Cottage enjoys wonderful and commanding views from the property across to Noss Creek. The setting, on Riverside Road West overlooking the constantly changing estuary, provides superb opportunities for watersport activities. It is just a short distance from local facilities including a post office, pharmacy, Co-operative store, three good public houses, two churches, Yacht Club with bistro, tea rooms and a good primary school. The nearby sheltered, deep water harbour is much favoured by yachtsmen and lies within a truly beautiful valley in an Area of Outstanding Natural Beauty.

The historic, waterside City of Plymouth is within easy commuting distance and provides colleges and public schools, modern university, Peninsula Medical School, Theatre Royal, cinemas, shopping mall, and superb restaurants. The leisure facilities are outstanding with superb water sport facilities around Plymouth Sound.





DIRECTIONS: From the A379 Plymouth to Kingsbridge Road, take the B3186 sign posted Newton Ferrers. Enter the village of Newton Ferrers and follow the road as it winds down to the centre of the village. At the Co-op Stores turn left into Newton Hill. At the bottom of the hill bear right into Riverside Road West. In about 75 metres, upon reaching the waterfront, park and the property will be found on the right hand side of Riverside Road West narrows.

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 conveyance process.

LOCAL AUTHORITY AND COUNCIL TAX: South Hams District Council. Council Tax Band G

SERVICES: Mains electric, water, gas and drainage. Gas Fired Central Heating. **BROADBAND:** ADSL, Cable.
Mobile signal: <https://checker.ofcom.org.uk/>. **Parking** Off Road Parking.

TENURE: Freehold.

Believed to be of standard construction.

VIEWING: Viewing strictly by appointment with Luscombe Maye 01752 872417

LETTINGS: Luscombe Maye also offers an Award Winning Lettings service. Please contact Andrew or Alex at lettings@luscombemaye.com to discuss our range of bespoke services.

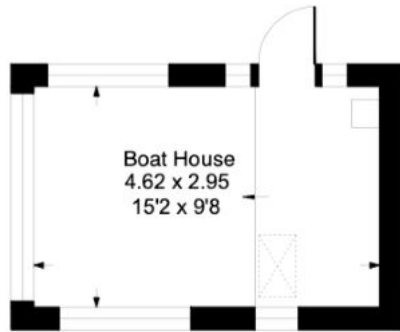


Rock Cottage, Riverside Road West, Newton Ferrers, PL8 1AD

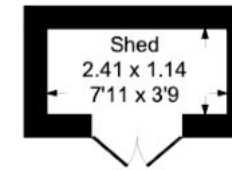
Approximate Gross Internal Floor Area = 114.0 sq m / 1227 sq ft

Outbuilding Area = 19.4 sq m / 210 sq ft

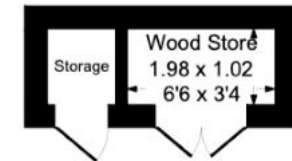
Total Area = 133.4 sq m / 1437 sq ft



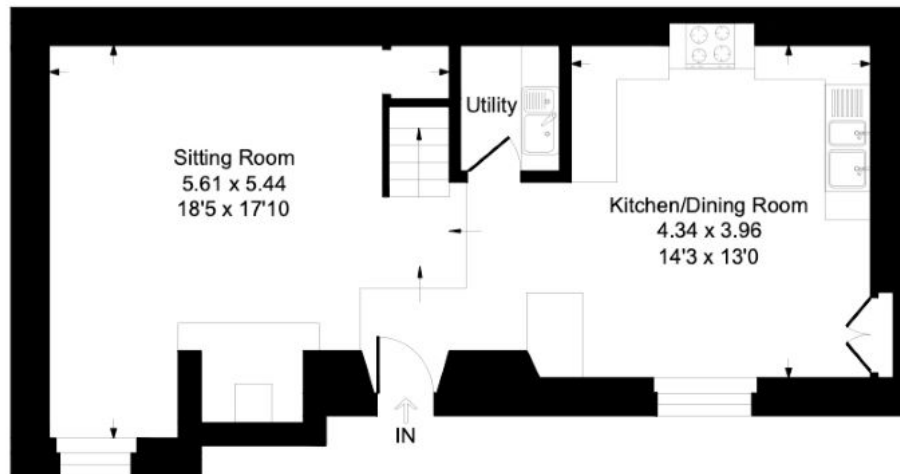
Outbuilding



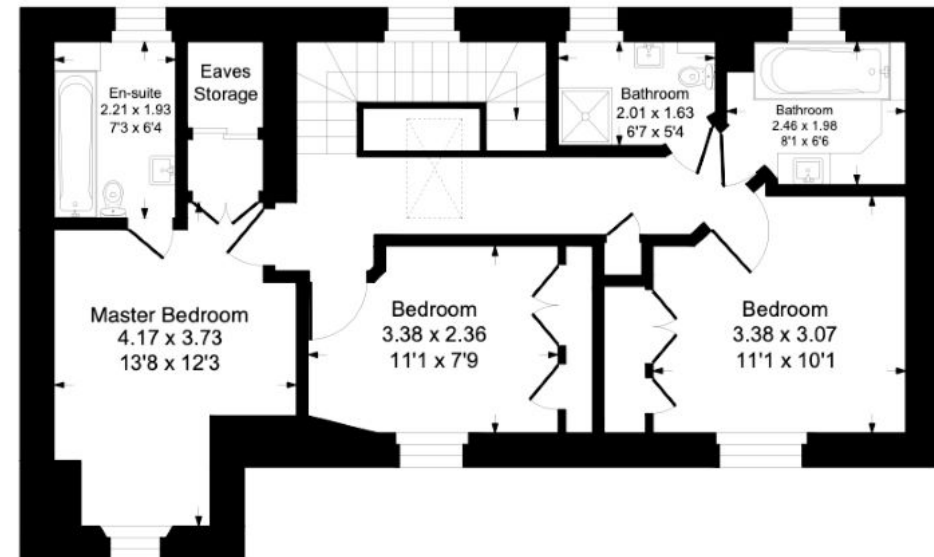
Outbuilding



Outbuilding



Ground Floor



First Floor

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



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