











## Camellia Court

28a Court Road, Newton Ferrers, PL8 1DH

Camellia Court is a substantial former barn, imaginatively converted to provide elegant and spacious modern living accommodation.

The property retains features of its original existence in its substantial stone exteriors, courtyard setting and wide door and window openings.

The interior decor throughout is in light, neutral shades. The home is complimented by a stylish, contemporary kitchen with a full compliment of integral appliances, including fridge/freezer, dishwasher, washing machine, oven, electric double hotplate and electric Aga. The Bathrooms and Shower Rooms are furnished with sleek white suites and and chrome fittings.

This is a home that will appeal to those looking to spacious family living space, low maintenance home or the perfect holiday retreat.

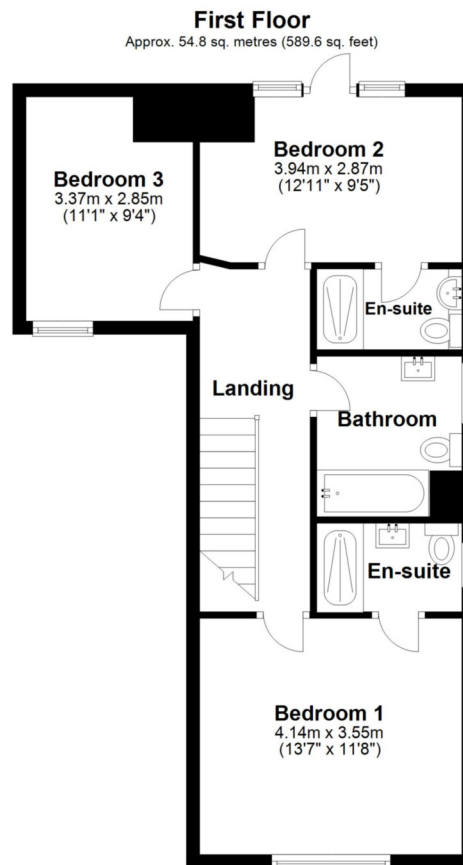
Inspired, south facing converted barn now providing spacious living space with three double bedrooms. Luxury kitchen and superb spacious drawing room. Beautiful Mediterranean style garden with off road parking.

- **Beautiful Character Property**
- **Three Bedrooms**
- **Three Bath/Shower Rooms**
- **Superb Drawing Room**
- **Luxury Kitchen with Aga Cooker**
- **Mediterranean Walled Garden**
- **Off Road Parking**
- **Village Location**
- **South Facing**



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Total area: approx. 126.8 sq. metres (1364.8 sq. feet)



**SERVICES**

Mains electricity, water, drainage and gas are connected to the property. 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**

The property is in Council Tax Band E

**TENURE**

Freehold

**LOCAL AUTHORITY**

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

**VIEWINGS**

Viewing strictly by appointment with Luscombe Maye 01752 872417.

**DIRECTIONS**

From the A379, Plymouth to Kingsbridge Road, take the B3186 signposted Newton Ferrers. Enter the village of Newton Ferrers and at The Green turn right into Court Road and park in the private gravelled area to Camellia Court on the right just past The Fairway.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		82
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		