





Wrights Corner

42a Yealm Road, Newton Ferrers, Devon

- Detached, Oak Frame Home
- Integral Garage and Driveway
- Eye-Catching High Quality Finishes
- Open Plan, First Floor Living Space
- Primary Suite with Walk-In Wardrobe & En-suite Shower Room
- Two Further Double Bedrooms
- Terraced Garden with Elevated Balcony
- Central Village Location
- Glorious South-Facing Views
- No-Onward Chain

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		90
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		



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Stepping into the entrance hall, one is immediately struck by the elegant oak and glass staircase that leads you up to the first floor where the impressive green oak timber frame and the soaring vaulted ceiling creates a bright and welcoming open plan living space, the south facing windows make the most of the beautiful views across the village of Newton Ferrers towards Noss Mayo. At one end of the room is a stylish, hand-crafted kitchen. The range of base units have been finished to the highest of standards with a leathered marble work surface and central island, Fisher & Paykel Dishwasher & Fridge, Stoves Range Oven with 3 ovens and warming drawer. The Dining Area provides ample space for an elegant table. At the opposite end of the space is a delightful sitting room and study nook with double doors leading out onto a sun terrace. On the Ground Floor, the extraordinary oak frame is visible in all the bedrooms. The Primary Suite comprises an airy bedroom with walk-in wardrobe, Travertine tiled floor, and sleek, modern en-suite shower room. There are 2 further double bedrooms and a family shower room. The integral garage with roller shutter door has space and plumbing for washing machine and tumble dryer, together with ample storage for all manner of water sport equipment whilst still being sufficient to park a car.

OUTSIDE The south-facing garden has been terraced and planted with shrubs to provide privacy. Steps lead around the side of the property up to the sun-drenched terrace, an idyllic spot for alfresco dinner parties and to enjoy the sun as it sets. There is parking for several cars on the front driveway.

SITUATION The twin villages of Newton Ferrers and Noss Mayo enjoy a delightful riverside setting on the wooded slopes of the estuary of the River Yealm. 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 an historic and vibrant waterside City and is within easy commuting distance.





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.

Tenure: Freehold.

Non-Standard construction with Green Oak Frame

Parking: Off Road Parking for 3 cars and Integral Garage

Electric: Mains

Heating: Gas. Underfloor West System Heating. Worcester Bosch Combination Boiler.

Water: Mains & Recycled Water Harvesting using Kingspan Water System (used for toilets, washing machine & external garden tap)

Sewerage: Mains.

Broadband: ADSL, FTTC, FTTP. Mobile signal: <https://checker.ofcom.org.uk/>

Council Tax: Band G Local Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234

VIEWING Strictly by appointment with Luscombe Maye 01752 872417

DIRECTIONS From the A379, Plymouth to Kingsbridge Road, take the B3186 signposted Newton Ferrers. Drive in to the village and follow the signs to the Harbour, along Yealm Road. 42a Yealm Road is situated about half way along this street on the right hand side.

LETTINGS Luscombe Maye also offers an Award Winning Lettings service. Please contact on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.



Wrights Corner, 42a Yealm Road, Newton Ferrers, Plymouth, Devon, PL8 1BX



Approximate Gross Internal Floor Area = 148.8 sq m / 1603 sq ft
Garage Area = 20.6 sq m / 222 sq ft
Total Area = 169.4 sq m / 1825 sq ft

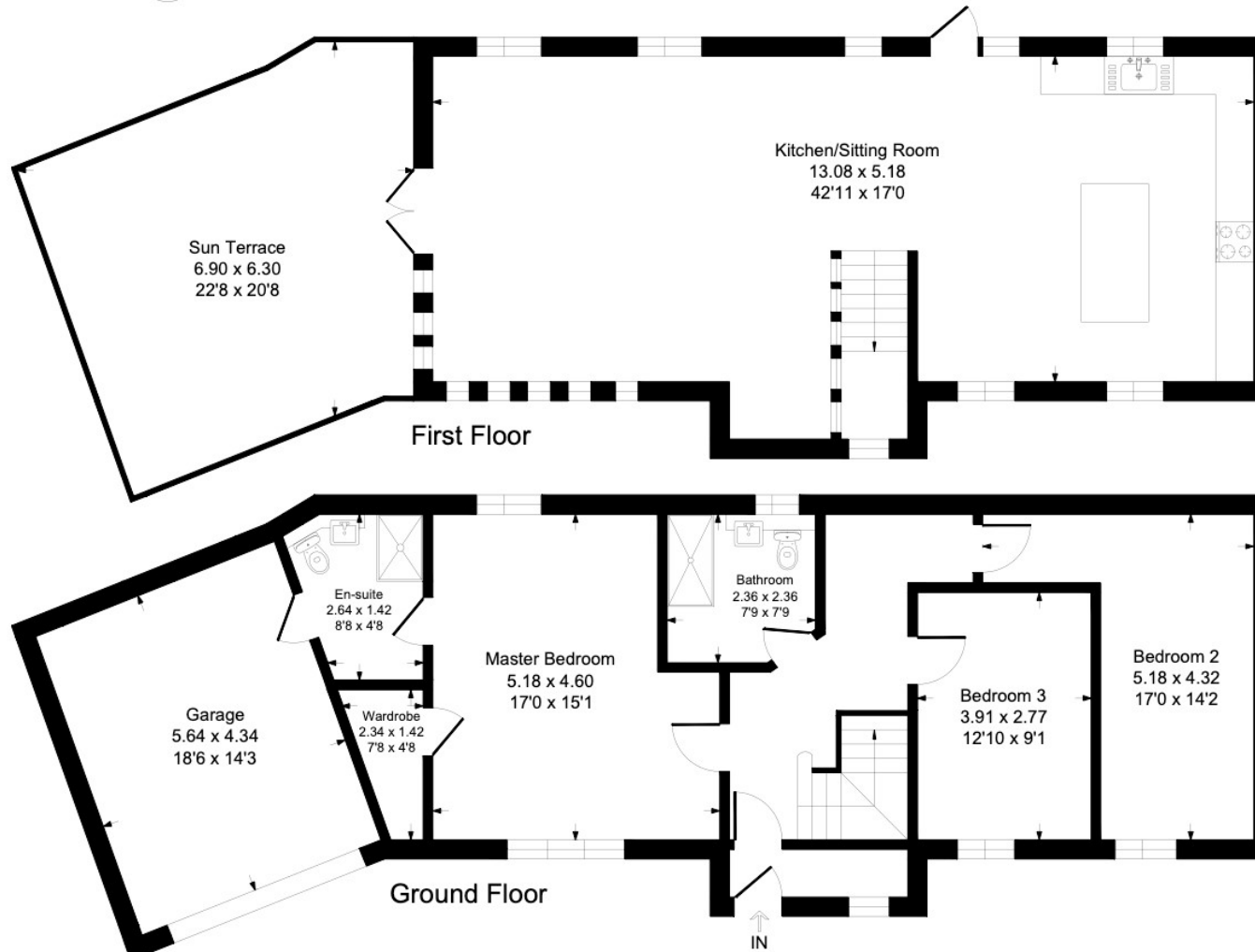


Illustration for identification purposes only, measurements are approximate, not to scale.

