







Snaefell is a beautiful 4 bedroom detached family home offering panoramic river estuary views towards Newton Ferrers. A gate at the end of the rear garden provides easy access to the water.

- **Stunning Water & Village Views**
- **Designer Kitchen/Breakfast Room**
- **Sitting Room & Family Room**
- **En-Suite Shower & Bathrooms**
- **Large Terrace with Water Views**
- **Generous Mature Gardens**
- **Access to Public Foreshore**
- **Detached Single Garage**
- **Private Off Road Parking**
- **Terraces and Balcony**

## Snaefell

Stoke Road, Noss Mayo, PL8 1DY

Situated in an elevated position the property offers stunning views across the Yealm Estuary to the village of Newton Ferrers. As you approach the property there is a single garage and useful off road parking which leads you to the entrance porch.

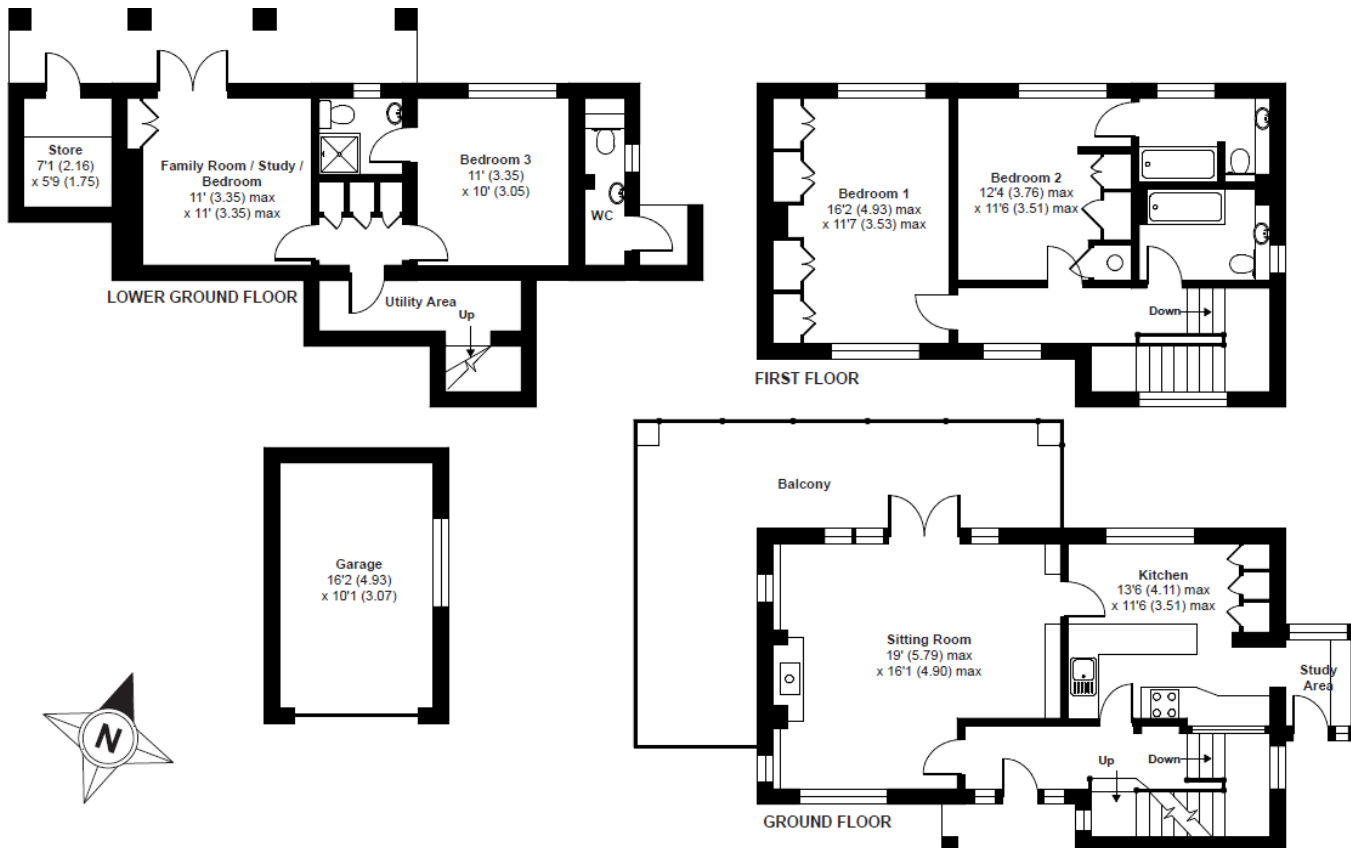
The accommodation is arranged over three levels. The sitting room offers a triple aspect with Oak French doors leading onto a grand balcony; ideal for alfresco dining, Italian designed kitchen/breakfast room, utility area, 4 bedrooms (one used as a "snug") and several bathrooms. The rear gardens at Snaefell are full of mature shrubs, many of them evergreen. Colourful gardens blossom from Camellias, Rhododendrons, Azaleas and a pretty Magnolia Stellata provide an exceptional display. Well-structured paths and steps lead to secluded seating areas enabling the owners to relax in privacy whilst enjoying elevated views of the water.

The twin villages of Newton Ferrers and Noss Mayo are much sought after, providing excellent facilities and enjoy a delightful riverside setting on the wooded slopes 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.



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#### 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.

SERVICES Mains water is metered, electricity, gas and drainage. Gas fired central heating.

TENURE Freehold.

Property is of standard construction.

LOCAL AUTHORITY South Hams District Council. COUNCIL TAX Band E.

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 Plymouth to Kingsbridge Road, take the B3186 signposted Newton Ferrers and Noss Mayo. After approximately 3½ miles take the left hand turn into Noss Mayo. At the T-junction at the bottom of the hill go straight ahead to Noss Mayo. As you drive up the hill towards the Church the property can be found on the right hand side, 80 yards after Junket Corner.

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		