





Creek Lodge

Bridgend, Noss Mayo, South Devon, PL8 1DX



First time in 50 years to the market, a detached four double bedroom family home in wonderful private grounds of approximately 3.5 acres. Detached garage, utility/home office. Ample off road parking. Impressive estuary and village south westerly views.



Newton Hill, Newton Ferrers, Devon, PL8 1AA
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www.luscombemaye.com

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 and Special Area of Conservation.

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, tea-rooms and good Primary School. The holiday retreats and full time residences have found a comfortable balance that propel this thriving community, with countless clubs and activities available for the more sociable and active, or long picturesque walks for those that simply want to enjoy the peace and tranquillity. Bus services run to Plymouth city centre which is within easy commuting distance. The main route from Plymouth to Exeter (A38/M5 Devon Expressway) is only a few miles away. Intercity trains run daily from Plymouth to Paddington. The Continental Ferryport is also easily accessible. All give superb access to the rest of the country, combined with living in one of the most beautiful riverside locations on the south coast.

ACCOMMODATION

The accommodation is as follows:- (Please note that all dimensions are available on the floor plan).

ENTRANCE PORCH

Part obscure glazed door to:

ENTRANCE HALLWAY

Glazed door with window to side. Fuse box and electric



meters. Space for fridge and freezer. Ceiling light fitting. Door to:

KITCHEN/BREAKFAST ROOM

Twin windows to front elevation and side elevation. Island style kitchen with floor to base cupboards and drawers with roil edge marble effect work surface. Twin bowl sink with mixer tap over. Fitted Neff twin electric oven and grill. Induction electric hob. Oil fired Redfyre range oven with light over. Breakfast bar area with space below for washing machine and dryer. Fitted dresser unit with display shelving. Space for dishwasher. Radiator. Recessed pin spot lighting. Wall mounted heating controls. Tiled floor covering. Sliding

door to:

DINING ROOM

Bay window to front elevation. Radiator. Ceiling light fitting. Glazed display unit. Archway to front entrance hallway with window to side. Stairs rising to first floor . Under stairs storage cupboards. Radiator. Glazed front door with window to side. Door to:

SITTING ROOM

Window to rear and side elevation. Radiator. Stone hearth with electric freestanding fire place with wooden mantel. Ceiling light fitting. Twin glazed French door to:



towel radiator.

BEDROOM THREE

Window to front elevation. Ceiling Light fitting. Radiator.

BEDROOM FOUR

Window to front elevation. Fitted wardrobe. Ceiling light fitting. Radiator.

BEDROOM TWO

Window to front and side elevation. Fitted wardrobe. Sink unit. Ceiling light fitting. Radiator. Access to roof space with pull down ladder.

FAMILY BATH ROOM

Window to rear elevation. Comprising of low level WC. Wash hand basin. Twin grip bath with Mira Sport electric shower over. Fitted ladder towel radiator. Shavers socket and fitted cupboard with mirror. Storage airing cupboard housing hot water tank with shelving.

CONSERVATORY

Triple aspect room with beautiful garden views. Twin glazed French door to terrace. Radiators. Exposed stonework. Ceiling light fitting. Tiled floor covering.

LANDING

Stairs to First Floor. Fitted glazed roof lights. Mezzanine level door to:

CLOAKROOM

Low level push button WC. Savoy wash hand basin with tiled splash back. Ceiling light fitting. Window to side elevation.

Tiled floor covering. Stairs continue up to the landing area with door to:

MASTER BEDROOM SUITE

Window to front elevation and side elevation. Sliding windows to glazed and stainless steel balcony with fantastic estuary views. Fitted wardrobes. Ceiling light fitting. Radiator. TV and telephone point. Door to:

EN-SUITE SHOWER ROOM

Low level push button WC. Wash hand basin. Walk in Shower. Internal window allowing borrowed light. Ceiling light fitting. Extractor fan. Fitted mirror and tiled splash back. Ladder



UTILITY/HOME OFFICE

Window to side elevation. Ceiling light fitting. Power.

GARAGE

Up and over door. Light and power.

OUTSIDE AND GROUNDS

From Stoke Road a road leads up to a five bar gate providing private off road gravel drive for many vehicles and access to a large detached garage. The grounds are magnificent and remarkably private. Sweeping lawns, secluded terraces festooned with climbing roses and many well established specimen trees and shrubs, are complimented by grass paddocks and mixed woodland beyond. A stream runs down through the the grounds, whilst in the upper part of the garden there are maturing trees. From the first floor is a balcony enjoying beautiful estuary and village views.

BROADBAND

To obtain either Broadband speeds or Mobile coverage at this address, please use the following Ofcom website link; <https://checker.ofcom.org.uk/> Edit

LETTING

Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Ross on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.

VIEWING

Strictly by appointment with Luscombe Maye, Newton Ferrers Office . Bespoke appointments outside usual office hours can be arranged with adequate notice.



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Approximate Gross Internal Floor Area = 179.4 sq m / 1932 sq ft
Garage Area = 18.5 sq m / 199 sq ft
Outbuilding Area = 5.8 sq m / 63 sq ft
Total Area = 203.8 sq m / 2194 sq ft

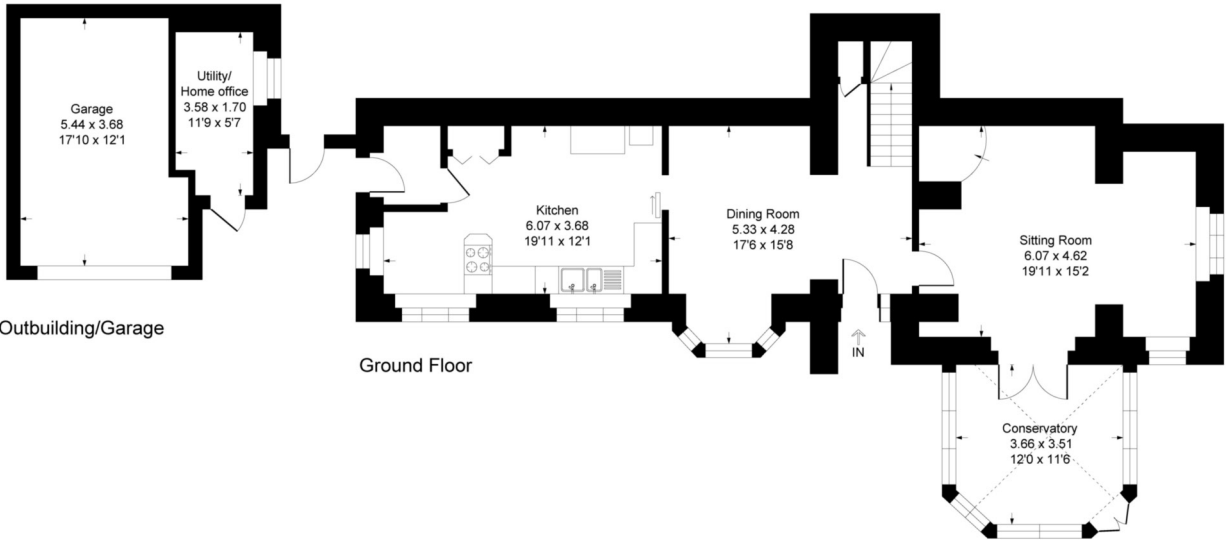
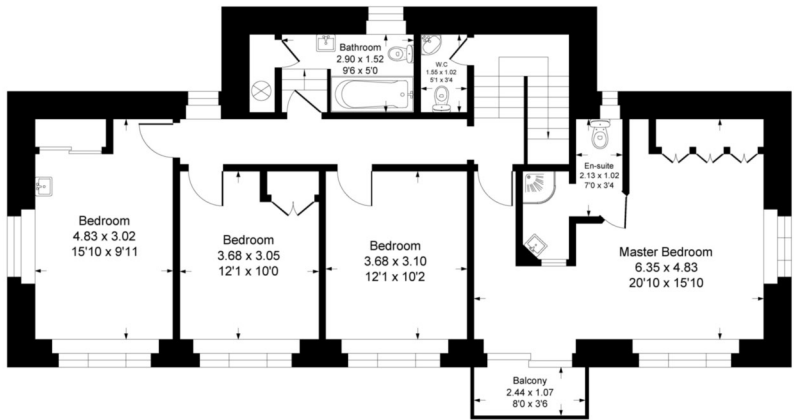


Illustration for identification purposes only. measurements are approximate, not to scale



SERVICES

Mains Water and electricity connected. Private drainage. Oil for central heating, hot water and Redfyre Oven.

COUNCIL TAX

The property is in Council Tax Band G

TENURE

Freehold with full vacant possession upon completion

LOCAL AUTHORITY

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

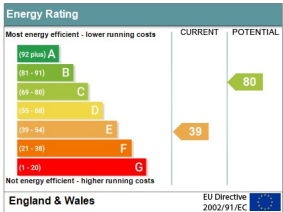
VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01752 872417

DIRECTIONS

From the A379 in Yealmpton, take the B3186 towards Newton Ferrers. Upon reaching Newton Ferrers turn left towards Noss Mayo. At the bottom of the hill pass around the head of the creek at Bridgend and continue into Noss Mayo. Take the first left turn up a single track road up to Creek Lodge. This leads onto the private gravel driveway, garage and parking area for Creek Lodge.

Address: Creek Lodge, Bridgend, Noss Mayo, PLYMOUTH, PL8 1DX
RNIN: 0390-2200-1250-2477-1751



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