



Luscombe Maye  
Since 1873



# Netton, NOSS MAYO, South Devon

Guide Price £625,000

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## DESCRIPTION

Linhay is a delightful 4 bedroom barn conversion tucked away in a quiet hamlet close to the South West Coast Path with easy access to beaches. The property is close to the waterside village of Noss Mayo which lies on the River Yealm, a perfect spot for water and boating enthusiasts. Linhay is a spacious, comfortable cottage with three bedrooms and two bathrooms on the ground floor and a super galleried bedroom on the mezzanine floor. The property benefits from a newly installed air source heating system. Enter Linhay through the solid wooden door and you are immediately struck by how light and airy it is, yet full of character. The ground floor has many original features including granite pillars and arches with curved brickwork. The front door leads into the open plan kitchen and dining room with the sitting room off to one side. The kitchen is down a couple of steps and is fully fitted with all modern appliances including dishwasher, microwave and large fridge freezer. There is also a small utility room which houses the washing machine. Along the corridor are 3 bedrooms and 2 bathrooms. The master bedroom is found at the end. It houses a king bed and has a vaulted ceiling with skylight. Glazed doors lead out on to the garden. The twin room and bunk room are on the right hand side, both having doors leading into the private enclosed walled garden. The family bathroom and separate shower room are on the left. The lounge has a feature wood burner. Stairs take you up to an enclosed mezzanine floor which houses bedroom four.

The property also includes an adjacent field accessed by hidden steps. It enjoys beautiful views of the surrounding area and is the perfect space for children to play for hours on end. There is private off road parking on site for two cars. Linhay also benefits from sharing a communal indoor heated swimming pool which is available from April to October by separate arrangement. (Subject to optional service charge).

Linhay is the perfect getaway cottage. Set in a quiet complex, in the heart of the countryside but less than a mile from Noss Mayo you get the best of both worlds. Peace and tranquillity with pubs, shops, tennis and all manner of water sports just minutes away.



Linhay, Netton Farm, Noss Mayo, PL8 1HB  
Approximate Gross Internal Floor Area = 129.5 sq m / 1394 sq ft

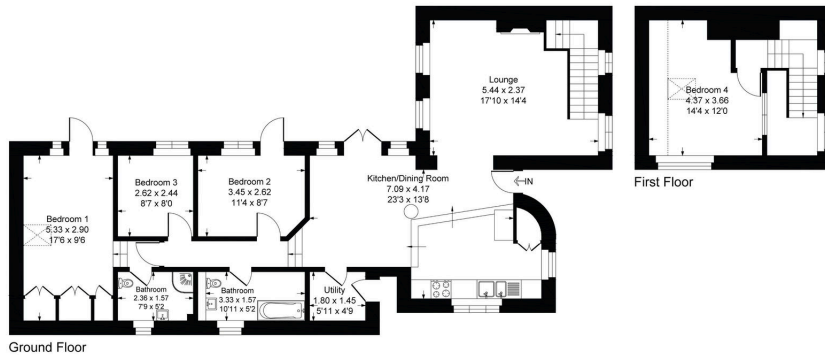
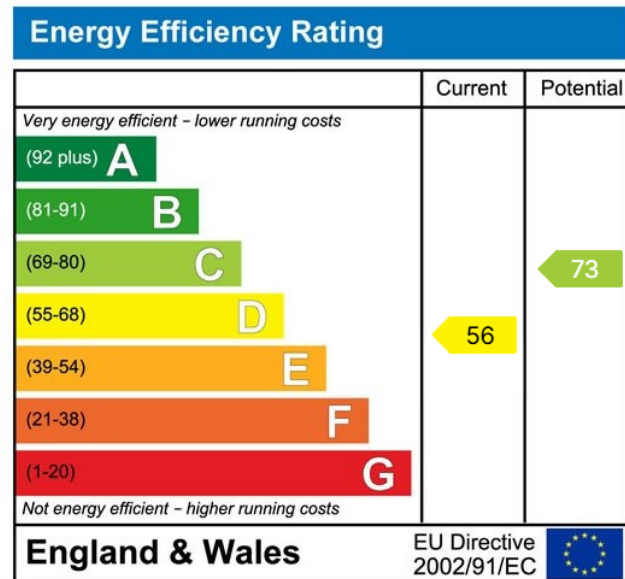


Illustration for identification purposes only, measurements are approximate, not to scale.



- Close to South West Coast Path
- Private garden and patio
- Off Road Parking: 2 vehicles
- Shared heated indoor pool (April to early November)
- Woodburner
- Character Features
- Open Plan Living
- Four Bedroom
- Successful Holiday Let
- No Chain



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.

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**Newton Ferrers:**  
Newton Hill, Newton Ferrers PL8 1AA  
01752 872417  
newtonferrers@luscombemaye.com  
[www.luscombemaye.com](http://www.luscombemaye.com)