







54 Yealm Road

Newton Ferrers, Devon, PL8 1BQ

Luscombe Maye is delighted to bring to the market this delightful 1920s, 3 bedroom bungalow with detached one bedroom annex, set within a large garden. The property recently underwent an extensive renovation, and is finished to a very high standard, with potential to extend again into the loft, subject to planning permission.

The spacious entrance hall leads into a light and airy open plan living space which features a magnificent bay window, offering a place to sit and admire the glorious views across the Yealm Estuary towards Noss Mayo. The kitchen is sleek and modern, with patio doors that lead to a glazed, south facing balcony. A door leads to a useful utility room and external door to garden.

An elegant, dual aspect lounge overlooks the front garden.

The primary suite provides a stylish en-suite bath and shower room, with a view across a sheltered, Mediterranean style courtyard to the garden beyond. There are two further double bedrooms, each with a shower room and a versatile space at the heart of the home, currently used as a study/music room, but could be utilised as a dressing room for the 2nd bedroom.

Outside the front garden is gently terraced and a well-stocked shrubbery/flower bed flanks the long driveway that leads to a detached single garage with double doors, above which is the one bedroom annex. The garden to the rear is extensive with a number of fruit trees, shrubs and productive vegetable patch.



Newton Hill, Newton Ferrers, Devon, PL8 1AA
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A wonderful opportunity to acquire a recently extended and modernised, south facing, detached 4 bedroom property, close to village centre, situated in an elevated position with magnificent views across the River Yealm towards Noss Mayo.

- **Detached 3 bedroom bungalow**
- **Annex with double bedroom**
- **Immaculately presented**
- **Glorious views**
- **Large south facing garden**
- **Sleek modern kitchen**
- **Detached garage**
- **Driveway with ample parking**
- **EPC C**

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Approximate Gross Internal Floor Area = 135.4 sq m / 1458 sq ft

Outbuilding Area = 26.8 sq m / 289 sq ft

Garage Area = 13.4 sq m / 145 sq ft

Total Area = 175.6 sq m / 1892 sq ft

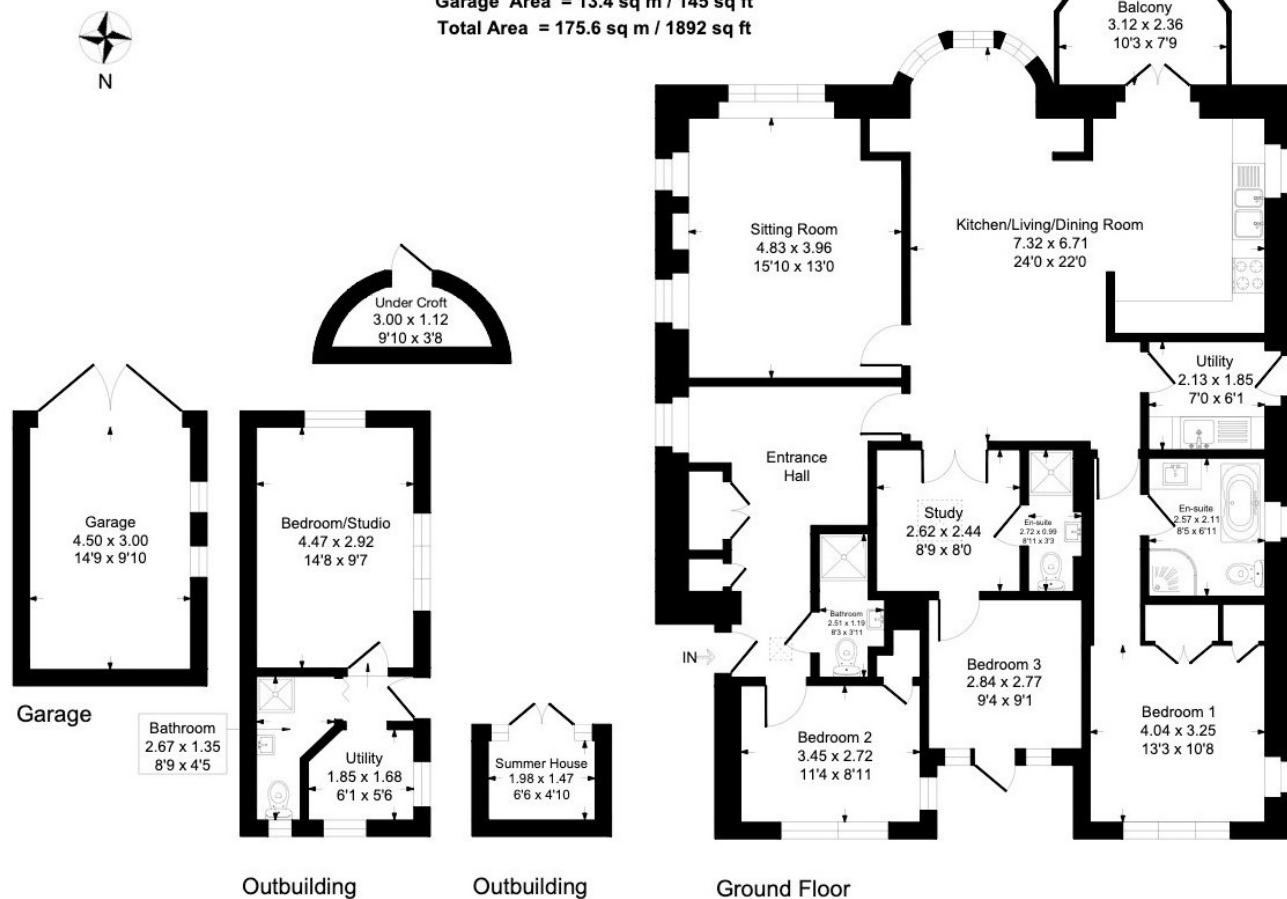


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains electric, gas, water and drainage,

COUNCIL TAX Band F

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. Drive in to the village and follow the signs to the Harbour, along Yealm Road. No 54 is situated about half way along this road on the right hand side.

For further material information please scan the QR code below:

