







Grade II listed attached, three double bedroom, character cottage Within walking distance of the coast and costal path. Delightful enclosed mature gardens. Detached double garage and parking.

- **Character property**
- **Period features**
- **Farmhouse kitchen**
- **Three double bedrooms**
- **Drawing room**
- **Garden room**
- **Delightful mature gardens**
- **Walking Distance to coast**
- **Detached garage and parking**
- **Workshop and wood store**
- **No chain**

Pheasant Cottage

Membland, Newton Ferrers, PL8 1HP

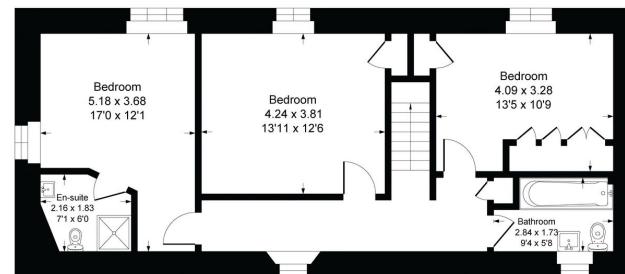
A rare opportunity to acquire a unique three double bedroom property which has come to the market for the first time in 35 years in the historic setting of Membland, a peaceful hamlet steeped in history situated just over a mile east of the creek side villages of Newton Ferrers and Noss Mayo. Originally part of the Revelstoke Estate this superb 18th Century Grade II Listed property benefits from many period features and spacious accommodation. The property enjoys a generous mature enclosed garden with the added benefit of a detached double garage and ample off road parking. Within walking distance of stunning National Trust coastal walks, beaches and the estuary villages of Newton Ferrers and Noss Mayo. From the rear garden, double doors open into the garden room with quarry tiled floor and exposed stonework to one wall. A glazed door leads into the entrance hallway, with stairs to first floor. The sitting room is beautifully proportioned with a high ceiling, deep window sills and French doors opening out to the main courtyard, a feature stone built fireplace with slate hearth and granite mantel fitted with a wood burning stove. There is an inner hallway with attractive archway leading through to the kitchen/dining room fitted with a range of oak floor base and wall units. On the first floor there is a master bedroom with en-suite shower room, two further double bedrooms with built in storage and a family bathroom. To the front of the property there are two attractive brick arches leading to a covered seating area, and the communal courtyard.



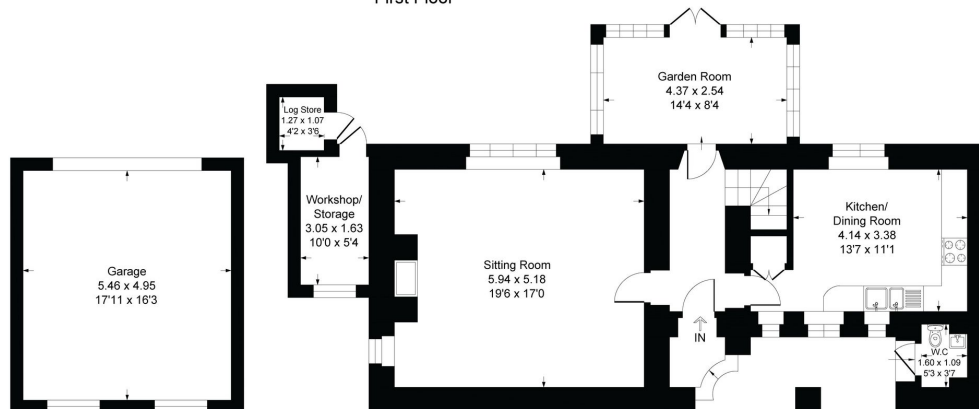
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Approximate Gross Internal Floor Area = 151.2 sq m / 1628 sq ft
 Garage Area = 27.0 sq m / 291 sq ft
 Total Area = 178.2 sq m / 1919 sq ft



First Floor



Ground Floor

Garage

SERVICES

Mains electric, water and drainage, LPG gas.

COUNCIL TAX

Band E

TENURE

Freehold

VIEWINGS

Viewing strictly by appointment with Luscombe Maye
 01548 857 474.

Material Information

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document.

Please scan the QR code below, or access the additional online material information web brochure. Alternatively, you can contact our team for this information

