



Luscombe Maye
Since 1873

Old Coastguard Cottages, WEMBURY, South Devon

Guide Price £670,000

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Luscombe Maye are delighted to bring to the market 1, Old Coastguards Cottage, located in a sheltered position overlooking the deep water Pool of the River Yealm. The views from the grounds are arguably the best panoramic views of the river enjoyed by any property on the Yealm.

1 Old Coastguard Cottages is a charming Grade II Listed former Coastguard Cottage that offers the most idyllic and unique estuary lifestyle on the banks of the Yealm Estuary. It is particularly good for canoeists and dinghy sailors as well as those who own a keel boat as there are plenty of deep water moorings down the Yealm Estuary. The property forms one end of a row of four cottages, all of which are inaccessible by vehicle. Access is either via boat, across from Newton Ferrers or along from Noss Mayo or about a 1 mile walk along a path from the south east of Wembury. The home has been very well maintained, renovated and upgraded in recent years to create a lovely three bedroom semi-detached cottage with fabulous views over the deep water pool of the River Yealm.

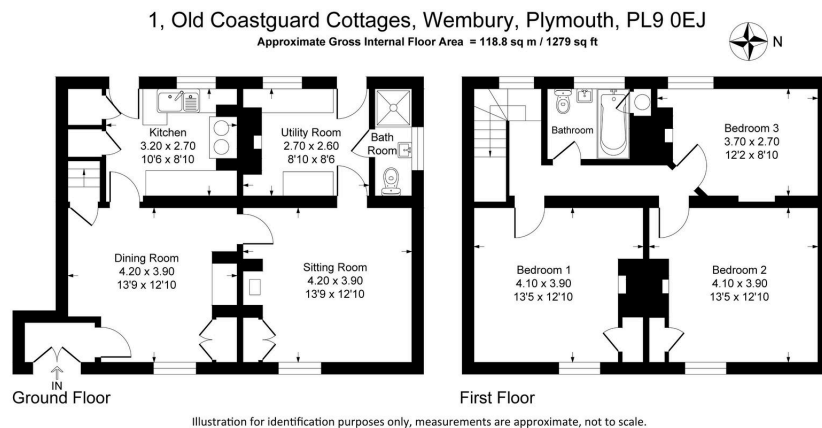
The property owns its own quayside, with outhaul mooring (subject to a licence from the RYHA) that is accessible at all stages of the tide. There is an area for additional dinghies and canoes to be stored upright at the rear of the quay. The rental of a deep water mooring upstream may be available by transfer from the current owner.

Viewing Strictly by appointment with Luscombe Maye, Newton Ferrers Office. Bespoke appointments will be by the local passenger ferry (Return fee payable in cash only) and the operating times are between 10am-4pm (subject to weather conditions) and must be accompanied by a representative of Luscombe Maye.

Verified 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. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/DyPYqEQ9ejnmojbpcCpPx/d/view>). Alternatively, you can contact our team for this information.

Council tax band: E Tenure: Freehold



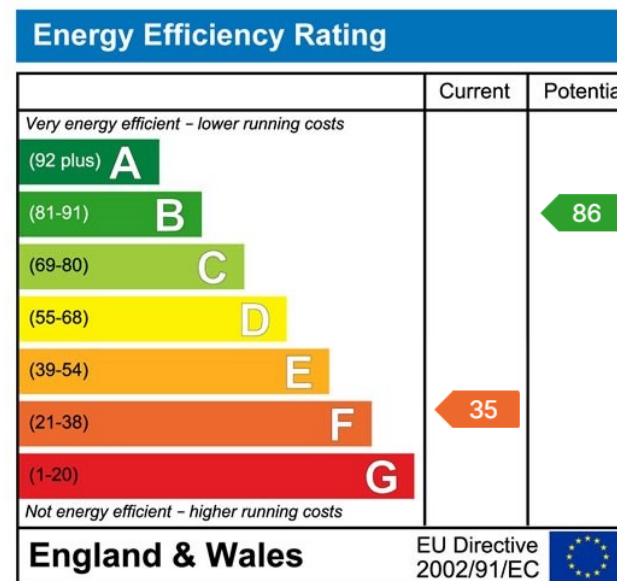


- Waterside Cottage
- Three Bedrooms
- Outhaul Mooring
- Private Enclosed Garden
- Front Terrace with Exceptional Views
- Ideal Holiday Let
- Potential Turn Key Purchase
- Character Features
- No Onward Chain

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Use the QR code for further "Material Information" about this home



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