



Luscombe Maye

Since 1873

# Newton Hill, NEWTON FERRERS, South Devon

Offers Over £499,950

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## DESCRIPTION

Situated in the heart of the village, a stone's throw from the water, shops, the Dolphin pub and the Yacht Club, Frog-I-More is a deceptively spacious cottage. Ideal as a holiday retreat or for someone wanting a low maintenance home by the water. Cleverly designed to maximise space, storage and light with two double bedrooms, a superb bespoke kitchen/dining room and cosy sitting room.

Frog-i-more is a characterful cottage, having been recently refurbished and decorated at no expense spared, restoring period features and enhancing the cottage to maximise the light into the two, now open plan, sitting room and kitchen/dining room. A beautiful hand fitted Yealm Kitchen, designed to exacting standards and beautifully stylish and functional entertaining. Slightly elevated from the convivial sitting room, the kitchen/dining room allows light from the rear to flood into the downstairs open plan layout. In the two double bedrooms and modern shower room upstairs, equal thought has been given to the design, decoration and storage elements of these light and airy, well-presented rooms. Frog-i-more has a very successful, established holiday letting income and equally offers a characterful, turn key home in the heart of this popular waterside village. Furniture available by separate negotiation, so a complete turn key investment.

Verified Material Information - further information available by scanning the QR code available in the images or by following the link: <https://moverly.com/sale/EyB6dWWzjvEK95Wa3thJC2/view>

**DIRECTIONS** From the A379 Plymouth to Kingsbridge Road, take the B3186 signposted Newton Ferrers. Enter the village and at The Green, follow the road as it forks right, down in to the centre of the village. At the Co-Op stores take the left hand turning into Newton Hill. Frog-I-More is located towards the bottom of the hill on the right hand side.

**VIEWING** Strictly by appointment with Luscombe Maye 01752 872417



**Frog-l-More, Newton Hill, Newton Ferrers,  
Plymouth, PL8 1AB**

Approximate Gross Internal Floor Area = 54.0 sq m / 581 sq ft

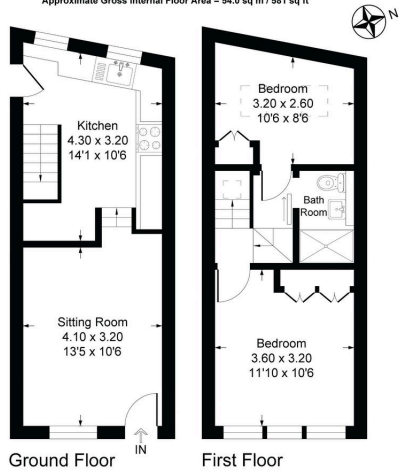
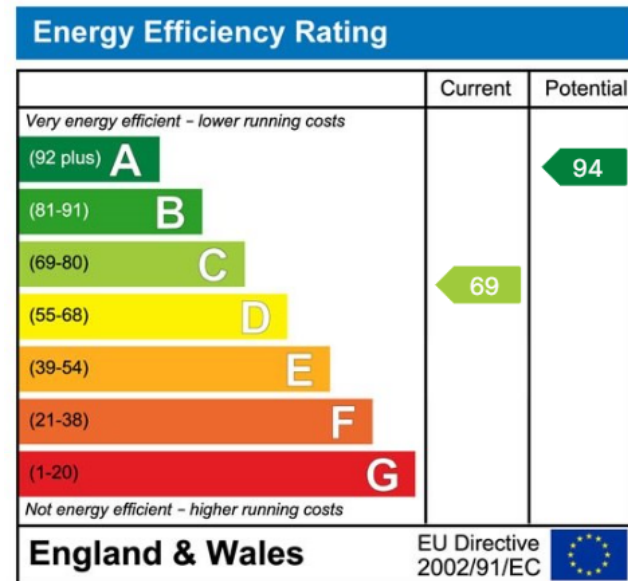


Illustration for identification purposes only, measurements are approximate, not to scale.

- Well established holiday letting history
- Very High specification throughout
- Easy access to public tidal slipway
- Ideal Lock up leave
- Estuary views
- Central village location
- Bespoke, handmade kitchen
- Character Cottage
- No onward chain



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



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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