



Luscombe Maye

Since 1873

Netton, NOSS MAYO, South Devon

Guide Price £625,000

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Netton is idyllically situated close to the South Hams coastline, surrounded by glorious countryside and the Estuary of the River Yealm with its excellent sailing waters. It is only a short walk to the South Devon coastal path and the 'carriage drive' along the cliffs, formerly part of The Revelstoke Estate. Netton today consists of a farmhouse and separate, privately owned barn conversions with two adjacent farm bungalows. Each owner becomes part of the management company which maintains facilities and drainage etc.

Withie is one of the converted barns, quietly located away from the main complex and enjoying a very private garden and off road parking for two vehicles. This three bedoomed property has been well maintained and sympathetically presented by the current owner, providing character accommodation. The ground floor 'wing' of the property has been used as a productive, self-contained letting unit by the current owner.

FURTHER INFOMATION As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you. However, we recommend that you verify any information given during the conveyance process. Council Tax: Band C.

Local Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234

Tenure: Freehold

Management Company: Covers the cost of maintaining and insuring the sewerage plant. Current management charges are £79.63 quarterly, £318.52 per annum.

Standard construction

Electric: mains. Water: mains. Heating: LPG Boiler and LPG Fire.

Sewerage: Private. Broadband: ADSL. Mobile signal: <https://checker.ofcom.org.uk/>

Parking: Driveway

Viewing: Strictly by appointment with Luscombe Maye 01752 872417

<https://what3words.com/spoke.habits.inches>



Luscombe
Maye
150
YEARS



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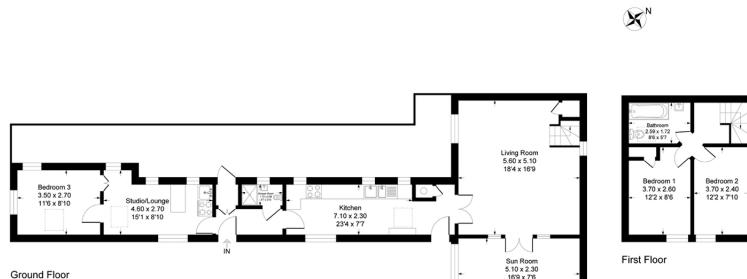
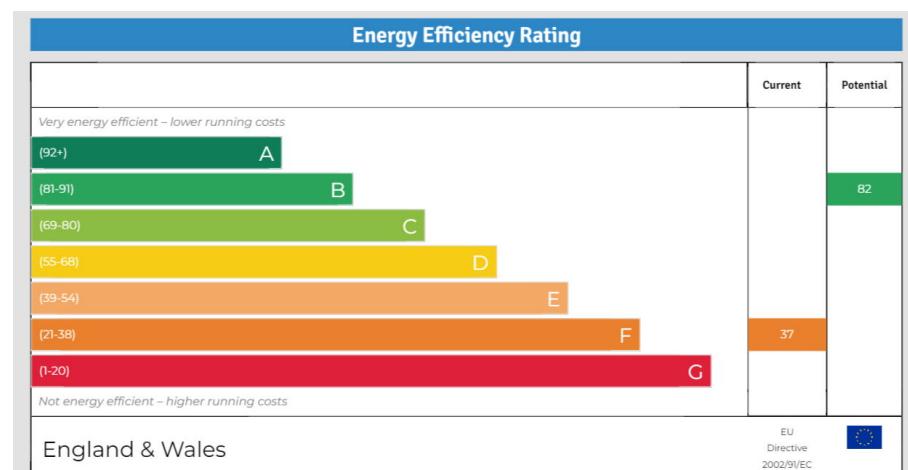


Illustration for identification purposes only, measurements are approximate, not to scale.



- Kitchen/Breakfast Room
- Sitting Room & Conservatory
- Three Double Bedrooms
- Family Bathroom & Shower Room
- Mature Private Gardens
- Annex with Kitchenette/Study
- Private Parking for Two Vehicles
- Garden Shed
- Terraces



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.