



Luscombe Maye
Since 1873

Stoke Road, NOSS MAYO, South Devon.

£399,950

3 2 1



The Wheelhouse is an idyllic, terraced barn, located in Rowden Court, a peaceful retreat surrounded by an Area of Outstanding Natural Beauty. The South West Coast Path and beach coves are a short walk away. The twin villages of Newton Ferrers and Noss Mayo are only 1 mile away and enjoy a delightful riverside setting on the wooded slopes of the estuary of the River Yealm. This sheltered, deep water mooring is much favoured by yachtsmen and provides a wide variety of amenities and a thriving community.

The property is arranged over two floors and comprises entrance hallway leading to 2 double bedrooms and a stylish family shower room. The open plan living space, with thoughtfully planned kitchen area, boasts a vaulted ceiling with character beams, electric stove and access via a stable door to the sheltered, secluded south facing courtyard with space for outside patio furniture. Stairs lead to the first floor gallery which continues with the vaulted ceiling, character beams and Velux roof lights that give an abundance of natural light. This space has been arranged as the primary bedroom and enjoys views across the courtyard to the gardens and fields beyond. There is a convenient cloakroom with WC and hand basin and cupboards for storage and housing of the hot water tank.

FURTHER INFORMATION 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 conveyancing process.

SERVICES Mains electricity and water are connected. Private drainage. Broadband service available in the area, subject to connection charges. **LOCAL AUTHORITY** South Hams District Council **COUNCIL TAX BAND C**

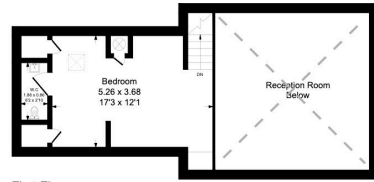
TENURE Leasehold 999 year lease. Share of Freehold. **SERVICE CHARGE** The whole complex at Rowden Court is run as RCMC Ltd of which any buyer would become a Freehold shareholder. The board is run by owner/shareholders. The annual management fee for The Wheelhouse is currently £2,453.98 (payable in two instalments) which includes Grounds Maintenance, Building Maintenance, Sewage Plant Maintenance, and Buildings Insurance.

SPECIAL NOTE The properties can be used either as holiday accommodation or as permanent homes.

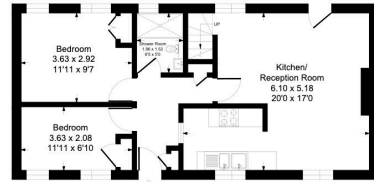


The Wheelhouse, Rowden Court, Stoke Road, Noss Mayo, PL8 1JG

Approximate Gross Internal Floor Area = 82.9 sq m / 893 sq ft



First Floor



Ground Floor

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

- Delightful Grade II Listed Barn Conversion
- Charming Character Features
- Close to South West Coastal Path and Beaches
- Three Double Bedrooms
- Open Plan Living Room
- Quiet Rural Location
- Communal Gardens & Tennis
- Ample Parking
- Fantastic Holiday Let
- No Chain



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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