



Luscombe Maye
Since 1873

Stoke Road, NOSS MAYO, South Devon.

£389,950

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 having the South West Coast Path and beach coves 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 with cupboard for shoes and coats. This leads to 2 double bedrooms and a stylish family shower room comprising double shower, WC and hand basin. The open plan living space 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. The kitchen has been thoughtfully planned with base units, plate rack and spaces for dishwasher, undercounter fridge freezer and freestanding oven. 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.

SERVICES Mains electricity and water are connected. Private drainage. Broadband service available in the area, subject to connection charges.

TENURE Leasehold 999 year lease. Share of Freehold. Part of freehold also owned as part of RCMC Ltd

SERVICE CHARGE The whole complex at Rowden Court is run on a Limited Company basis of which any buyer would become a Freehold shareholder. The board is very well run by owner/shareholders who have a vested interest in ensuring delivery of a quality environment at an economic cost. The annual management fee for 17 Rowden Court is currently £2,698.00 (payable in two instalments) which includes Grounds Maintenance, Roof Maintenance, Sewage Plant Maintenance, External Painting, Pointing and Buildings Insurance.

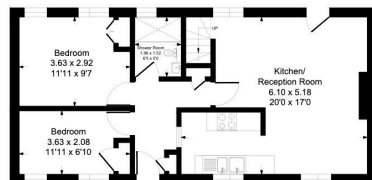


The Wheelhouse, Rowden Court, Stoke Road, Noss Mayo, PL8 1JG

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
- Fantastic Holiday Let
- Communal Gardens & Tennis
- Ample Parking
- South Hams District Council Band C
- No Chain

