

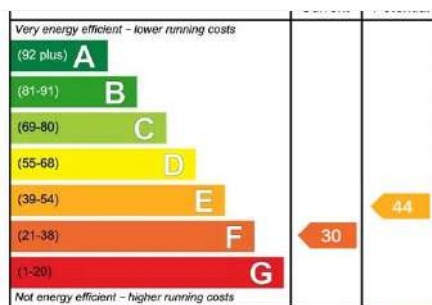




Summerleas

39 Yealm Road, Newton Ferrers, PL8 1BH

- Edwardian, detached family home
- Extensive views of the Yealm Estuary
- No onward chain
- Gently sloping, south facing gardens
- Large garage and workshop
- Elegant Drawing Room with south facing balcony
- Spacious kitchen/breakfast room
- Private central village location
- Elegant period styling
- AGA and remote controlled gas fire



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An elegant, Edwardian family home featuring light and spacious accommodation with high ceilings and attractive period details, including ornate ceiling cornicing, fireplaces and new, double glazed, sash windows.

From the welcoming hallway, the ground floor boasts a spacious drawing room which can comfortably accommodate both a large family dining table and generous sitting area gathered around the attractive fireplace. Two sets of full height, glass double doors lead directly out onto a substantial, south-facing balcony with glazed screens and stainless steel balustrading, making the most of the glorious views across the gently sloping gardens towards the Yealm Estuary.

The kitchen/breakfast room offers plenty of storage in elegant fitted units, with ample space for a table, integrated appliances and an Economy 7 Electric AGA. A charming, glazed area at the rear, leads to the back door and provides additional seating with a clever concealed drinks cupboard. Also on the ground floor, you will find a useful utility room, downstairs WC, and a cloakroom with side door access.

On the first floor there are three double bedrooms and a single bedroom, currently utilised as a study. The primary bedroom benefits from a dressing room with fitted cupboards and en-suite shower room. Bedrooms Two and Three provide built in cupboards. A large family bathroom is located on the mezzanine floor which provides both bath and separate shower. The large loft is accessible from the first floor landing with pull down ladder, and has fantastic potential to convert to further accommodation, subject to planning permission.

GARDEN & GROUNDS The property is screened from the road and is accessed down a flight of steps, bordered by attractive, terraced rockery, to the front door. A large garage provides secure off road parking at street level and a potting shed/workshop underneath. There is additional cellar/storage space accessed at the side. The gardens at the rear are south-facing and include a balcony for alfresco dining, a well-maintained lawn and borders of hedgerow, fencing and mature trees.





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/5QUyxR7WpcirxTaCT1KVTq/view>) . Alternatively, you can contact our team for this information.

TENURE: Freehold

Council tax band: G

Local Authority: South Hams District Council

Electricity supply: Mains electricity Water supply: Mains water supply Sewerage: Mains Heating: Central heating Heating features: Double glazing Broadband: FTTP (Fibre to the Premises) Parking: Garage

LETTINGS

Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please inform us and we can put you in contact with the Lettings team who would be delighted to discuss our range of bespoke services with you.

VIEWINGS

By appointment with Luscombe Maye, Newton Ferrers.

What3Words ///deluded.present.housework

DIRECTIONS

From the A379, Plymouth to Kingsbridge Road, take the B3186 signposted Newton Ferrers. Drive in to the village and follow the signs to the Harbour, along Yealm Road. 39 Yealm Road is situated about half way along this street on the left hand side.





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

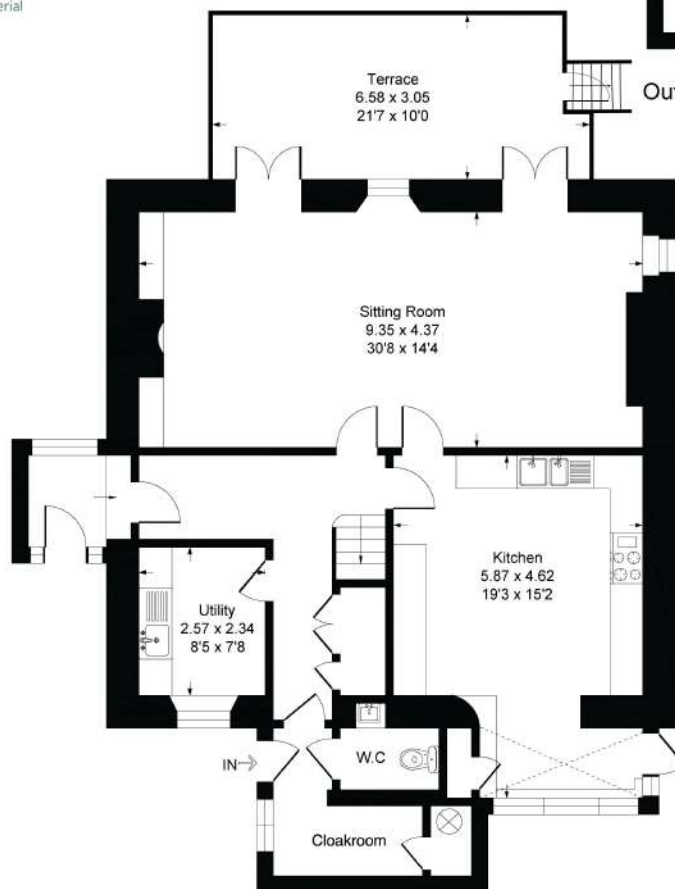
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Approximate Gross Internal Floor Area = 198.4 sq m / 2136 sq ft

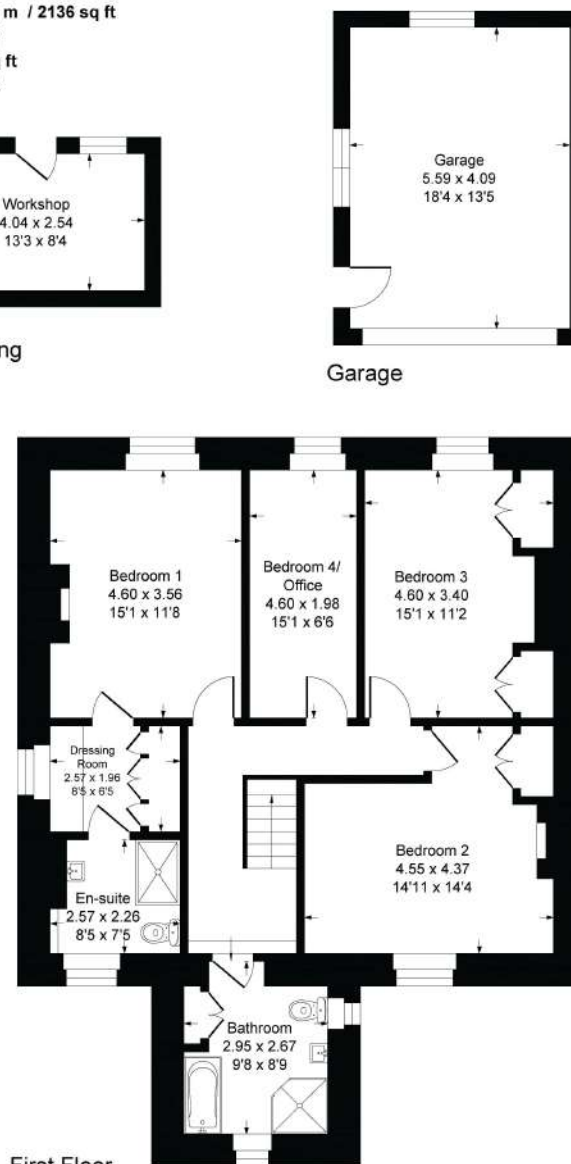
Garage Area = 22.8 sq m / 246 sq ft

Outbuilding Area = 10.2 sq m / 110 sq ft

Total Area = 231.4 sq m / 2492 sq ft



Ground Floor



First Floor

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

