



Luscombe Maye  
Since 1873



# Court Road, NEWTON FERRERS, South Devon

Guide Price £595,000

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**DESCRIPTION** The farmhouse at Old Court Farm was split in to two separate dwellings in the 1980's. Old Court Farm is described by English Heritage as being of Late 18th Century origins and particular reference is made to its fine slate roof, sash windows and distinctive chimney stacks.

The interiors retain many of their original features with the large traditional farmhouse kitchen and its flagstone floors being a major part of this lovely home. Sitting room with feature fireplace and French doors out to garden and sun terrace.

Upstairs the main bedroom has en-suite wc and wash basin. Two further bedrooms and in bedroom 3 access to boarded loft space (opportunity to create home office/further accommodation.) High Quality Secondary Glazing to the bedroom sash windows.

**OUTSIDE** Rear garden with paved sun terrace outside sitting room, steps down to level lawn with mature borders having a variety of shrubs and trees. Timber summerhouse. Steps up and over a natural stream to hardstanding in front of garage for one vehicle.

Verified Material Information - further information available by scanning the QR code available in the images or by following the link: <https://moverly.com/sale/Ty2q6nAWsFnivmNsU2ySSD/view>

Viewing: Strictly by appointment with Luscombe Maye 01752 872417

Directions: From the A379 Plymouth to Kingsbridge Road, take the B3186 signposted Newton Ferrers. Enter the village and at The Green, take the right hand turn in to Court Road just in front of the Church. Follow Court Road and Old Court Farm can be found on the left hand side just before the corner than swings left.

Lettings: Luscombe Maye also offers an Award Winning Lettings service. Please contact Andrew or Alex on 01752 393330 or [lettings@luscombemaye.com](mailto:lettings@luscombemaye.com) to discuss our range of bespoke services.



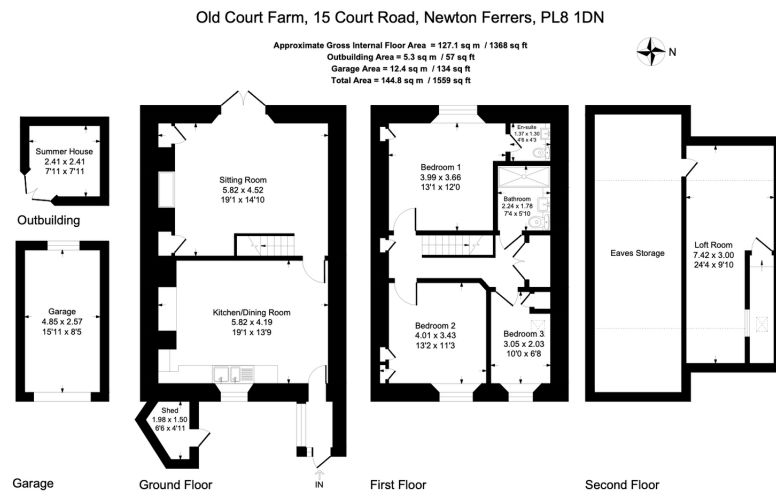
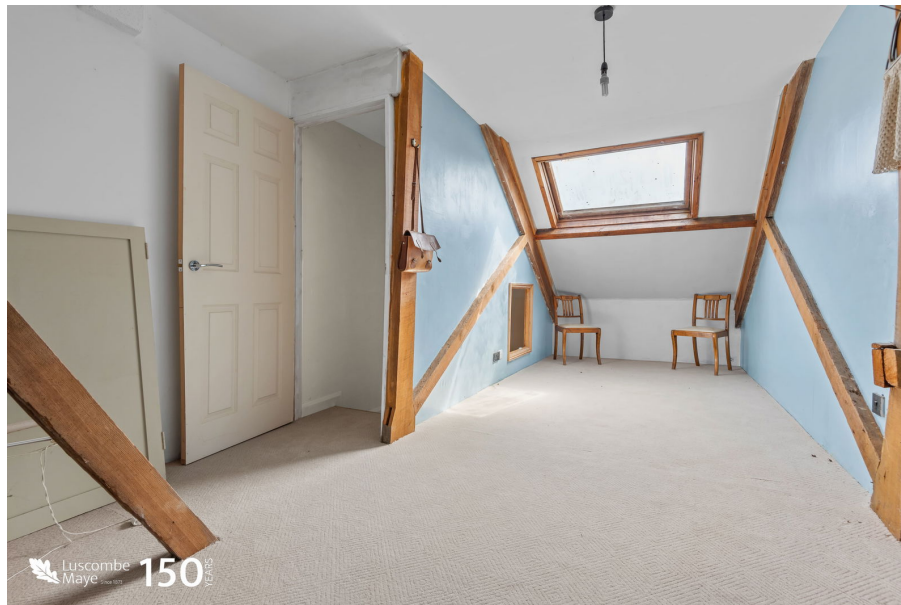


Illustration for identification purposes only, measurements are approximate, not to scale.

- Off Road Parking
- Court Yard Front Area
- Family Shower Room
- Three Bedrooms
- Farmhouse Style Kitchen
- Seperate Garage
- South Facing, Secluded Garden
- En-Suite
- Drawing Room



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

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**Newton Ferrers:**  
 Newton Hill, Newton Ferrers PL8 1AA  
 01752 872417  
[newtonferrers@luscombemaye.com](mailto:newtonferrers@luscombemaye.com)  
[www.luscombemaye.com](http://www.luscombemaye.com)