



Luscombe Maye
Since 1873

Parsonage Road, NEWTON FERRERS, South Devon

Guide Price £595,000

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Dating from the early 1800s the building has been updated & exterior repainted by the current owner and retains the usual architectural intricacies of an old cottage, delightful fenestration and most of all a welcoming atmosphere and charm. It truly deserves its description with a further meaning of Pleasaunce in the Breton meaning “a safe haven”. The property gains its name as Pleasaunce from the medieval name for “a garden with the sole purpose of giving pleasure to the senses”. Set back from the road and accessed by a short path the property is in an enviable position with a southerly aspect extending over the twin villages of Newton Ferrers and Noss Mayo and the countryside beyond. The property is entered through a welcoming porch into an open plan kitchen/dining/living area.

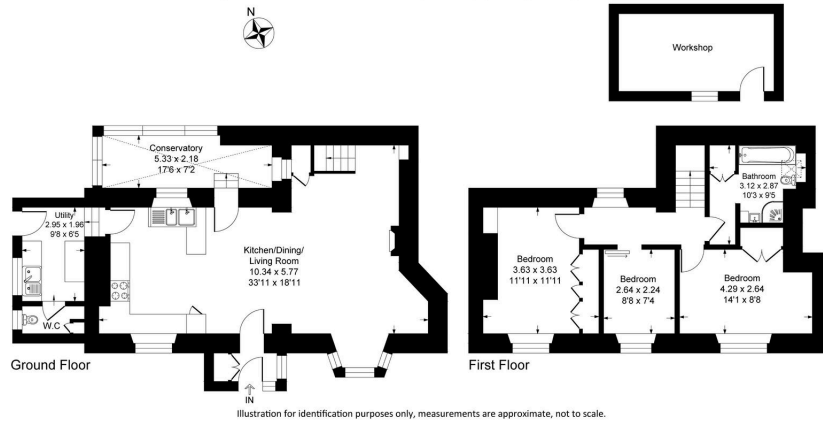
Modern, high gloss fitted kitchen with integrated appliances, engineered oak flooring on this level, and feature fireplace with multi fuel stove in the lounge. Adjacent to the kitchen is a useful utility area, downstairs cloakroom and door to back garden. From the dining area a glazed door leads into the conservatory with views over the garden. Upstairs are 3 bedrooms and a family bathroom with bath and separate shower cubicle. A partly boarded attic is accessed from the first floor landing with fold down ladder.

The cottage is approached over a shared pathway with No 1 leading to a further cottage gate opening out into a delightful front garden with lawned area, stone walling and access to front door. Main garden with generous level lawn, large pond, numerous shrubs and borders, further lawn area extending around to the rear where there is a large timber workshop, rear patio area. Working well. The views over the village are also enjoyed from the garden which adjoins open fields.

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2 The Pleasance, Parsonage Road, Newton Ferrers, PL8 1AU
Approximate Gross Internal Floor Area = 118.8 sq m / 1279 sq ft (Excluding Workshop)

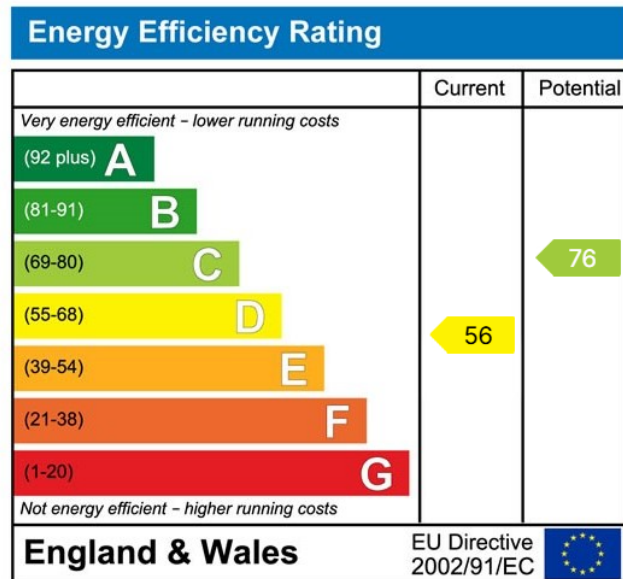


- Semi Detached Period Cottage
- Conservatory/Garden Room
- Level Garden & Workshop
- Village Location
- On street Parking
- Bespoke Crafted Open Plan Kitchen
- Sitting Room with Feature Fireplace
- Freehold
- South Facing
- Council Tax Band E

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



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