



Luscombe Maye  
Since 1873

## Willow Creek, Noss Mayo

Guide Price £750,000

3 2 0



Set in the heart of the highly desirable coastal village off Noss Mayo, this two bedroom detached home with a self-contained annex presents a fantastic opportunity for those looking to create a bespoke residence in an idyllic location. The main house offers spacious accommodation with all principal rooms enjoying the glorious panoramic views. The living room with open fire opens onto a timber balcony, a perfect vantage point to enjoy the estuary and countryside views. A separate kitchen/breakfast room, two bedrooms and a family bathroom complete the current layout. Underneath the main residence is a self-contained annex, perfect for guest, multi-generational living or holiday let use. It includes an open plan living space with kitchenette, bedroom area and bathroom.

Outside, the home is surrounded by private gardens, with mature planting and a variety of sunny, sheltered spots from which to enjoy the waterside outlook. There is also an off road parking space. While the property is in need of modernisation, it offers a versatile footprint with the opportunity to extend (subject to planning permission) and a wonderful chance to reimagine the interior to your own taste and style.

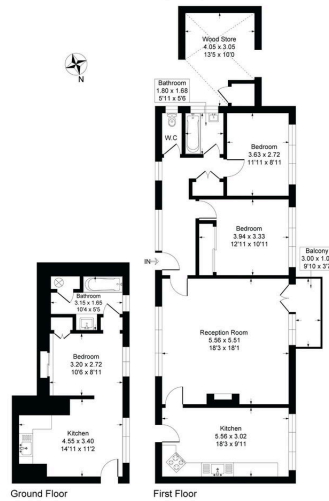
The twin villages of Newton Ferrers and Noss Mayo enjoy a delightful riverside setting on the wooded slopes of the estuary of the River Yealm. This sheltered, deep water mooring is much favoured by yachtsmen and a truly beautiful valley within the unspoilt South Hams countryside, an Area of Outstanding Natural Beauty. The villages share a number of facilities including a post office, pharmacy, Co-operative store, three good public houses, two churches, yacht club with bistro and good Primary School. Plymouth city centre which is within easy commuting distance.

**VERIFIED MATERIAL INFORMATION** 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/ATiYsGcUrGyo8gopL6T4gi/view>). Alternatively, you can contact our team for this information.



Willow Creek, Noss Mayo, Plymouth, PL8 1EE

Approximate Gross Internal Floor Area = 118.6 sq m / 1288 sq ft  
Wood Store Area = 12.4 sq m / 134 sq ft  
Total Area = 131.0 sq m / 1422 sq ft

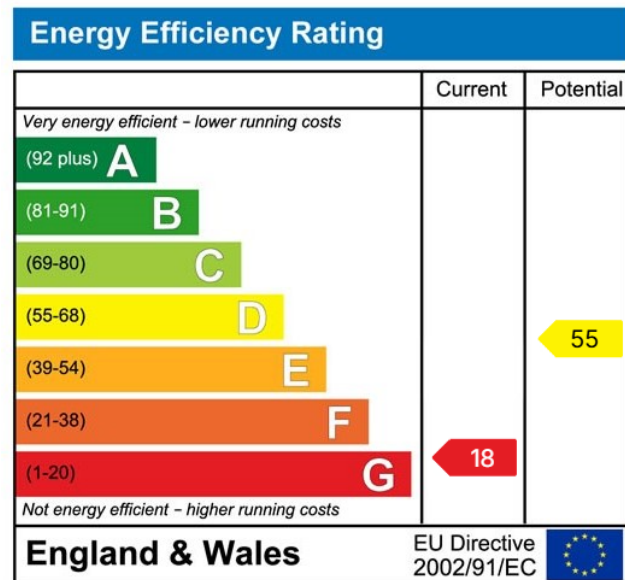


- No Forward Chain
- Opportunity to Modernise
- 2 bedroom main home
- 1 bedroom self-contained annex
- Off-road parking
- Level garden
- Panoramic views across Noss Creek
- Private, elevated location
- Sought after coastal village location
- Council tax band: G

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



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