



Luscombe Maye

Since 1873



# Creekside, NOSS MAYO, South Devon

Guide Price £695,000

 3  2  2



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 spacious lounge/dining room benefits from an open fire and ample space for a dining table, double doors lead out onto a west facing timber balcony, a space to enjoy the estuary and countryside views. A separate kitchen/breakfast room with space for large kitchen table, 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, mature, front and rear gardens, with a variety of sunny, sheltered spots from which to enjoy the views. A useful work-shop with wood store leads to the rear garden area with timber shed. A back yard area provides useful storage or an opportunity to extend, subject to the relevant planning applications. There is also an off road parking space. Recent improvements include new Air Source Heat Pump, Solar Thermal, Solar panels, new cylinder, radiators and loft insulation fitted and a revised EPC awaited. The home 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.

**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.

South Hams District council: Council Tax band: G Tenure: Freehold

**VIEWING** Strictly by appointment with Luscombe Maye, Newton Ferrers Office, tel 01752 872417.





- Sought after coastal village location
- Panoramic views across Noss Creek
- 1 bedroom self-contained annex
- 2 bedroom main home
- FURTHER RECENT IMPROVEMENTS - new cylinder, radiators and loft insulation.
- Private, elevated location
- Level garden, off-road parking
- Spacious lounge/diner with west facing balcony
- RECENT IMPROVEMENTS - Air Source heat Pump, solar Thermal, Solar Panels
- No Forward Chain

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

### Energy Efficiency Rating

|  | Current                 | Potential   |
|--|-------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                         |   |
| (92 plus) <b>A</b>                                 |                         |   |
| (81-91) <b>B</b>                                   |                         | 82  |
| (69-80) <b>C</b>                                   |                         |   |
| (55-68) <b>D</b>                                   | 63                      |   |
| (39-54) <b>E</b>                                   |                         |   |
| (21-38) <b>F</b>                                   |                         |   |
| (1-20) <b>G</b>                                    |                         |   |
| <i>Not energy efficient - higher running costs</i> |                         |   |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |  |

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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