



Luscombe Maye  
Since 1873



# Wightside Lodge, Briar Hill, Newton Ferrers

Guide Price £160,000

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Located on a peaceful and well-maintained lodge site in the desirable village of Newton Ferrers, this beautifully presented 3-bedroom lodge offers the perfect blend of comfort, style, and tranquillity. A spacious open-plan living area combines a modern kitchen with breakfast bar, and a bright, airy lounge with log burner – ideal for entertaining or unwinding after a day exploring the South Devon coast. Large patio doors open directly onto a generous south-facing terrace, providing a perfect spot for al fresco dining or morning coffee with views across the park with the fields beyond. The lodge features three bedrooms, including a primary with dressing room and en-suite shower room, and a family bathroom, all finished to a high standard.

Thoughtfully designed throughout, this home also benefits from full double glazing, central heating, and ample storage.

Positioned in a quiet corner of this exclusive site, the property enjoys a rare sense of peace, while still being just a short distance from the charming waterfront and amenities of Newton Ferrers.

**FURTHER INFORMATION** As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire.

This information can be provided to you. However, we recommend that you verify any information given during the conveyance process.

Council Tax: Not Applicable, South Hams district council

Tenure: Leasehold. Lease length: 80 years from 1st December 2017.

Ground Rent currently £4,130 Service Charge for £630

Occupancy: All lodges at Briar Hill are restricted to holiday use only and cannot be used as full time homes. Evidence of permanent residency elsewhere will be required before a sale is underway. The Park will be open all year round.

Holiday Letting is permitted and the site owner provides a Management Option for assisting with this venture.

Rules and Regulations A copy of this document will be made available to all seriously interested parties.

Construction - The Thorverton Lodge

Electric: Private - individually metered and provided by the Park.

Water: Private - individually metered and provided by the Park.

Heating: LPG gas (combi boiler in kitchen).

Sewerage: Private.

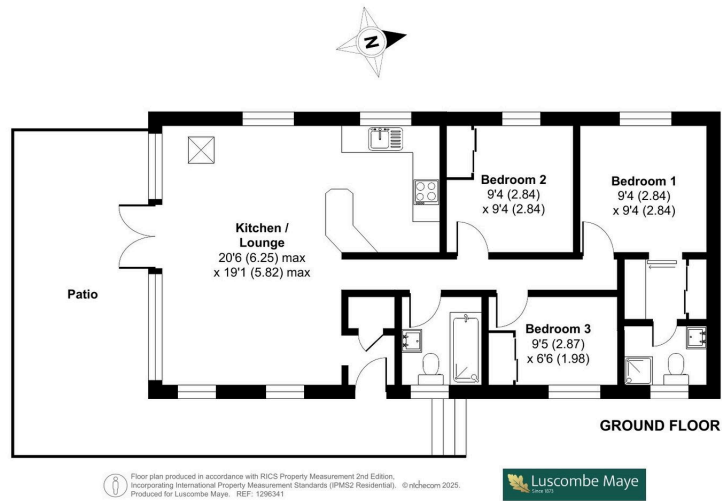
Broadband: ADSL. Mobile signal: <https://checker.ofcom.org.uk/>

Parking: allocated.



## Briar Hill, Newton Ferrers, PL8

Approximate Area = 764 sq ft / 71 sq m  
For identification only - Not to scale



- Open plan living room
- Large decked terrace
- Three Bedrooms
- Fully Furnished
- Ideal holiday let
- Fully fitted kitchen
- Allocated parking
- Family Bathroom and En-Suite Shower Room
- Log burner
- Viewing by appointment  
01752 872417



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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