



Luscombe Maye
Since 1873

Yealm Road, NEWTON FERRERS, South Devon
£895,000

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A modern village home, built in 2000 to a high specification and now offering bright, contemporary living space arranged over three floors. The property has proven to be a much loved main home with ample space for family-living in a convenient village location. The house would also function well as a holiday home.

The accommodation comprises a well appointed kitchen, a bright and airy living room with balcony enjoying views to the estuary and additional galleried reception room with vaulted ceiling. There are three spacious double bedrooms, the primary benefitting from a dressing room and en-suite shower room, family bathroom and a single bedroom that could also make an ideal study. From this fourth bedroom there is an easily accessible loft space, that provides excellent storage. Each floor has been thoughtfully laid out to make the most off the natural light and the home's long, south facing vistas through to beautiful tidal estuary of the River Yealm.

Privacy and seclusion have been enhanced with sensitive landscaping of front and rear grounds creating a glorious and unexpected garden. To the front of the property, driveway parking for several vehicles and generous sized single garage. Pathways, bordered with raised beds, lead to a private front terrace with roof terrace over garage, and to rear gardens which extend over several terraces up to the service lane off Wrights Lane. The rear garden is beautifully landscaped to provide sitting areas, raised borders, lawn and upper level with access off the service lane providing useful parking for boats.

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 harbour is much favoured by yachtsmen and lies within a truly beautiful valley in the unspoilt South Hams countryside, an Area of Outstanding Natural Beauty.

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/TsSUZDmfpQvfGKTVKZHiNe/view>) . Alternatively, you can contact our team for this information.



50A Russell, Yealm Road, Newton Ferrers, Plymouth, Devon, PL8 1BQ

Approximate Gross Internal Floor Area = 123.0 sq m / 1322 sq ft



Ground Floor



Lower Ground Floor

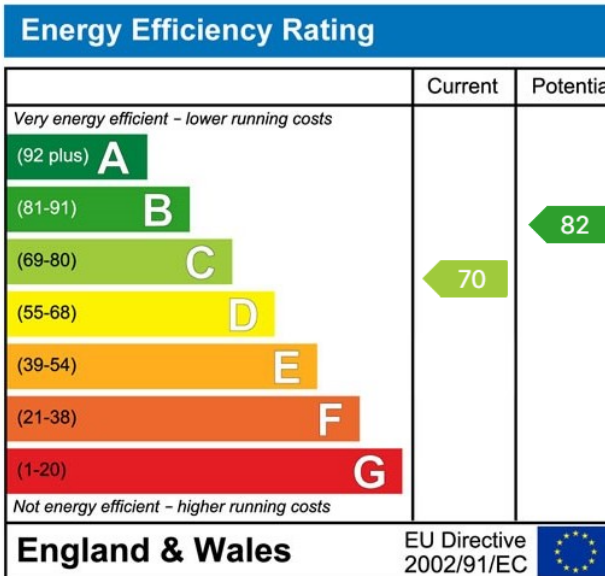
First Floor

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



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

- Semi Detached House
- 3/4 Bedrooms
- Galleried Sitting Room with Balcony
- Comprehensively Fitted Kitchen
- Primary Bedroom, Dressing Room, Ensuite
- Sitting Area with views
- South Facing, Light and Airy
- Garage and Driveway Parking
- No Onward Chain
- Council Tax Band E



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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