





Nosside

Stoke Road, Noss Mayo, Devon, PL8 1DY

- Spacious detached family home
- Glorious views of the Yealm Estuary
- Off road parking with secure garage
- Large, terraced front garden
- Versatile living accommodation
- Studio
- Private, sheltered rear garden
- Sleek open plan design
- Elevated sunny position
- Home office/Bedroom 5



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



Newton Hill, Newton Ferrers, Devon, PL8 1AA
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This striking family home combines modern architecture and luxury with the charm of coastal village life. The property is accessed through the upper ground floor where the panoramic views across the Yealm Estuary provide a backdrop to everyday life. An expansive kitchen/dining room is fitted with sleek, stylish units providing a wealth of storage, and integrated appliances. Two reception rooms flow seamlessly into one another, the bi-fold doors provide versatility allowing the space to be arranged either in an open-plan style or with defined zones. Three sets of patio doors boost the sense of flow and enhance the indoor-outdoor connection leading onto the extensive terrace with its glorious vista. Two well-proportioned bedrooms are complemented by a stylish bathroom and separate W.C. The second floor houses two generously sized bedrooms both opening onto a substantial balcony with breath taking views across the estuary to Newton Ferrers. At the rear of this floor is a useful home office, which could also be utilised as dressing room or extra bedroom. The elegant bathroom, with Jack and Jill doors, completes this level.

On the ground floor of the property is a spacious studio, ideal for guests, a home office, or gym. The studio includes a portable kitchenette unit, private shower room and its own dedicated terrace.

The garden comprises a series of tiered levels connected by stone steps, providing a peaceful retreat amidst greenery. Multiple terraces with modern glass railings offer ample space for outdoor entertaining and relaxation, highlighting panoramic estuary views. The rear garden is a continuation of the terraces with decking and a lawned tier that backs onto pastureland.

At road level is a single garage, providing secure parking, storage, and off road parking for three vehicles.

The property is conveniently located near local amenities, including three popular pubs. Everyday essentials are easily accessible with a Co-op Food store nearby. Families will appreciate the proximity to Newton Ferrers Church of England V C Primary School and the nearby Yealm Yacht Club appeals to boating enthusiasts.





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/UYo53zACS3WwWPTvNDhkhs/view>. Alternatively, you can contact our team for this information.

Council tax band: G, South Hams District Council.

Tenure: Freehold

Property construction: Several areas of flat roof

Energy Performance rating: C

SERVICES: Mains electricity, gas, water, and drainage. Wood burner.

VIEWINGS Viewing strictly by appointment with Luscombe Maye 01752 872417.

DIRECTIONS From the A379 Plymouth to Kingsbridge Road, take the B3186 signposted Newton Ferrers and Noss Mayo. After approximately 3½ miles take the left hand turn into Noss Mayo. At the T-junction at the bottom of the hill go straight ahead to Noss Mayo. As you drive up the hill towards the Church the property can be found on the left hand side after 250 yards after Pillory Hill turning with parking in front.



Noss Side, Stoke Road, Noss Mayo, Plymouth, Devon, PL8 1DY

Approximate Gross Internal Floor Area = 183.5 sq m / 1976 sq ft
 Garage Area = 16.6 sq m / 179 sq ft
 Outbuilding Area = 29.7 sq m / 320 sq ft
 Total Area = 229.8 sq m / 2475 sq ft

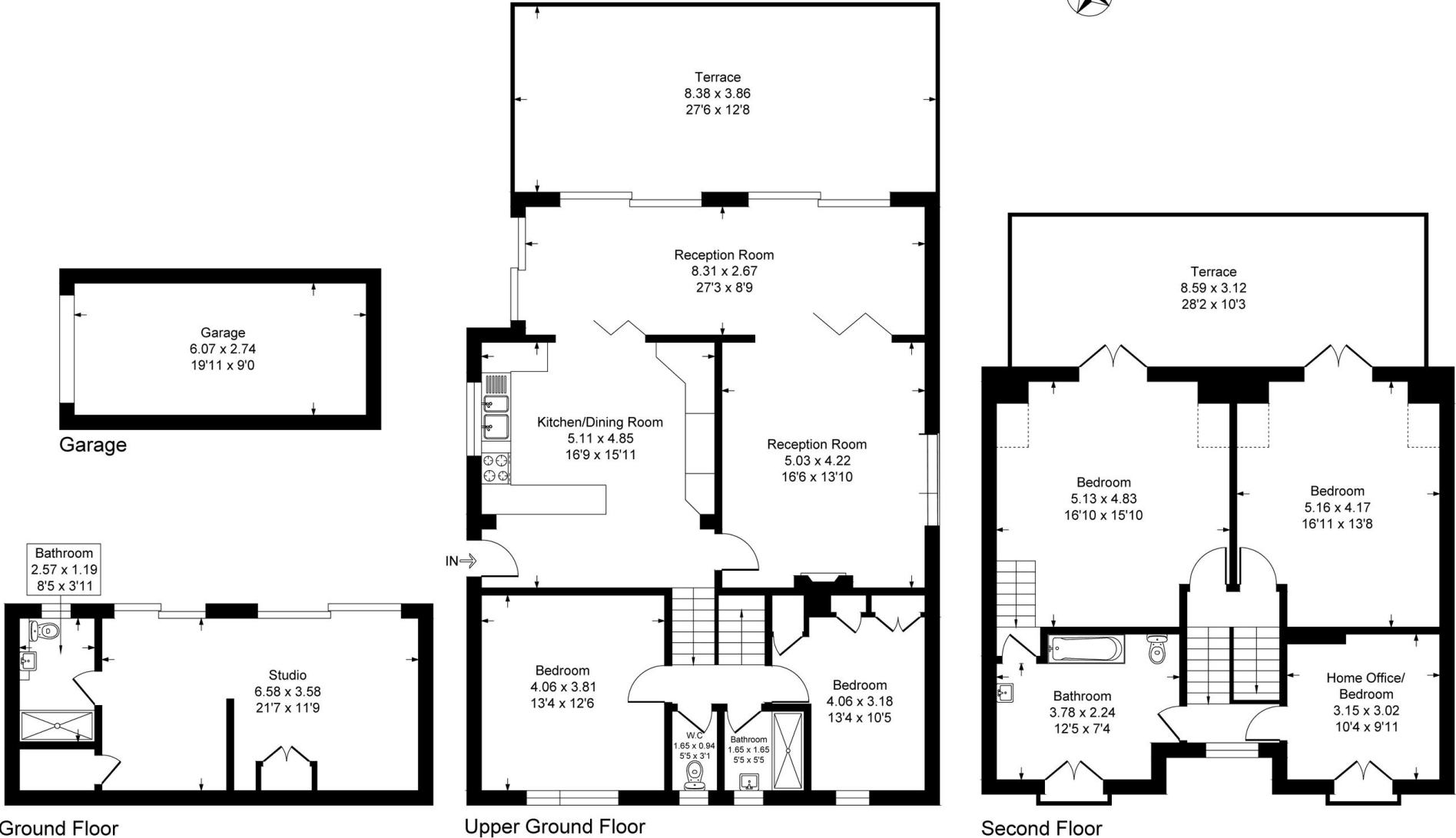


Illustration for identification purposes only, measurements are approximate, not to scale.

