



Luscombe Maye  
Since 1873



# Church Park, NEWTON FERRERS, South Devon

Guide Price £975,000

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A beautifully presented home, designed for modern living and featuring versatile accommodation to suit a range of lifestyles. The expansive south-facing sitting and dining room is filled with natural light and seamlessly flows onto a multi-tiered wooden terrace, ideal for al fresco dining or enjoying the tranquil garden views. Adjacent to the main living room is a fourth bedroom that would be equally well suited to a study or additional reception room. The well-appointed kitchen opens onto the charming rear garden and has ample storage with modern appliances. A convenient WC and useful utility cupboard complete the ground floor.

Upstairs, there are three generously proportioned bedrooms. The primary bedroom stands out with its private balcony, serving as a personal outdoor sanctuary and providing a panoramic birds eye view of the Yealm Estuary valley. The additional bedrooms offer comfortable accommodation for family and guests, with ample space and natural light. A sleek and modern family bathroom serves this level, and eaves storage provides practicality for belongings with potential for an en-suite (STP).

The glorious wrap around garden is tranquil, with mature trees, established planting beds, a well-maintained lawn and large decked area. A detached garage provides off-road parking and storage.

Planning permission has been granted to create an additional parking area accessed from Yealm Road.

The property is conveniently located near local amenities, including three excellent 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. Newton Ferrers offers peaceful village life with good connections. The local bus network provides access to nearby towns, and Plymouth train station offers direct links to London and other major cities.

**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.



Linden Lea, Church Park, Newton Ferrers, PL8 1AJ

Approximate Gross Internal Floor Area = 136.3 sq m / 1468 sq ft  
Garage Area = 14.2 sq m / 154 sq ft  
Total Area = 150.5 sq m / 1622 sq ft



First Floor



Ground Floor

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

- Detached home in sought-after Newton Ferrers
- Central village location
- Master bedroom with balcony
- Detached garage and parking plus approved planning for additional parking
- No Forward Chain
- Picturesque views
- Spacious living and dining area with terrace
- Fabulous front and rear gardens
- Flexibility to create home working spaces as needed
- Council tax band: F

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

