

MONTROSE NEWTON FERRERS




MARCHAND PETIT
COASTAL, TOWN & COUNTRY



Montrose | Newton Close | Newton Ferrers | Devon | PL8 1AL

Montrose is a beautifully renovated 1920s bungalow in Newton Ferrers, combining original character with stylish modern interiors. It offers two bedrooms, an open-plan living space, attractive gardens, countryside views and potential parking, all within easy reach of the river and village amenities.

Mileages

A38 7 miles, Dartmoor National Park 10 miles, Plymouth 12 miles, Exeter and M5 connection 45 miles
(All mileages are approximate)

Accommodation

Ground Floor

Entrance Hall, Kitchen / Dining / Sitting Room, Utility Room, WC, Bedroom with Ensuite, One Further Bedroom

Outside

Garden, Driveway, Store Room, Shed

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk
The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT



Set just above the River Yealm in a quiet cul-de-sac, Montrose is a beautifully renovated detached bungalow believed to date from the 1920s. Its symmetrical frontage is especially appealing: two generous bay windows sit beneath slate-hung gables, with a brick-arched entrance between them. From the moment the front door opens, the view leads through the arch, across the garden and over the village to the green hills beyond.

Montrose has been comprehensively renovated over the past year, with careful attention to both its appearance and the way it works as a home. The original proportions and architectural details remain at the forefront, while bespoke timber windows, a kitchen by Yealm Kitchens and thoughtfully finished interiors bring a sense of quality throughout. Its southerly aspect fills the front rooms with natural light.

The open plan kitchen, dining and sitting room is a particularly inviting space. Pale painted cabinetry, generous work surfaces and a ceramic sink beneath the window give the kitchen a classic feel, with room to gather around a dining table. The space opens around the central chimney breast into the sitting area, where the broad bay window draws the eye across the rooftops to the countryside. An Everhot stove sits in the fireplace recess and is available by separate negotiation.

The practical elements have received the same attention. A separate utility room complements the kitchen and has a door to the rear garden, making it a convenient entrance from the side of the property where there is potential to create further parking. There is also a separate WC and adjoining store.

The principal bedroom is a comfortable double with a modern en suite shower room, finished in pale tiling with a walk-in shower, wash basin and WC. The second bay-fronted room is currently used as a separate sitting room, its wood-burning stove making it an appealing place to retreat to in cooler months. Equally generous as a second bedroom, it could also serve as a guest room or study.

Behind the finished interiors lies an extensive programme of work, including a new kitchen, utility room and en suite shower room, alongside rewiring, new radiators, bespoke replacement double glazed timber windows, new flooring and redecoration. The boiler, updated shortly before the current owners' purchase, was retained on the plumber's advice. Montrose offers the ease of a home ready to move into, with the character and individuality of its 1920s origins.

The southerly front garden makes the most of the bungalow's position above the road. A stone terrace runs alongside the house, while steps lead down through the lawn to a second seating area beneath a timber pergola. Olive trees and established planting frame views across the village towards the hills. To the rear is a more sheltered garden with planting beds and a timber shed. An area to create private driveway parking lies to the side of the property.

Newton Ferrers sits on the northern side of the River Yealm estuary, within the South Devon National Landscape. Together with neighbouring Noss Mayo, it offers a lively year-round community, with a primary school, post office, Co-op, pharmacy, churches, three pubs and an active yacht club. The water and village amenities are a short walk from Montrose, with river, woodland and coastal walks close at hand.



Newton Ferrers and Noss Mayo are two of the South Hams' most sought-after waterside villages — and with good reason. Sheltered by rolling hills and clustered along the wooded banks of the Yealm Estuary, they offer a rare balance of natural beauty, community warmth, and convenient access to the wider region. With the shimmering waters of the Yealm Estuary just moments away, this is an unrivalled setting for those drawn to life on the water — whether it's setting sail for coastal adventures, paddleboarding along tranquil inlets, or plunging into sheltered waters for an invigorating wild swim.

The villages have a strong sense of community — with a village co-op, post office, pharmacy, two churches, three welcoming pubs, and a popular delicatessen/café — a buzzing hub of daily life. A wide range of clubs and social groups ensures there's always something to be part of, for those who want to connect with the local rhythm.

Plymouth is within easy reach, with regular bus services and direct rail links to London Paddington. The A38 connects quickly to Exeter and the M5, while the continental ferry terminal offers onward travel to Europe. Whether as a full-time residence or a lock-up-and-leave escape, this is a place that offers both connection and retreat in equal measure.





Property Details

Services: Mains water, electricity, gas and drainage.

EPC Rating: Current: D - 68, Potential: B - 86, Rating: D

Council Tax: Band D

Tenure: Freehold

Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 01803 861234

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From the A379 in Yealmpton, take the B3186 to Newton Ferrers. Continue past Marchand Petit's office at The Green and take the first left turning down Bridgend Hill, take the first right and half way down the road on the right onto Yealm View Road and then immediately turn slightly to the right to go up Church Park Road. Take the next left onto Newton Close and Montrose is the second property on the left through the gate.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.

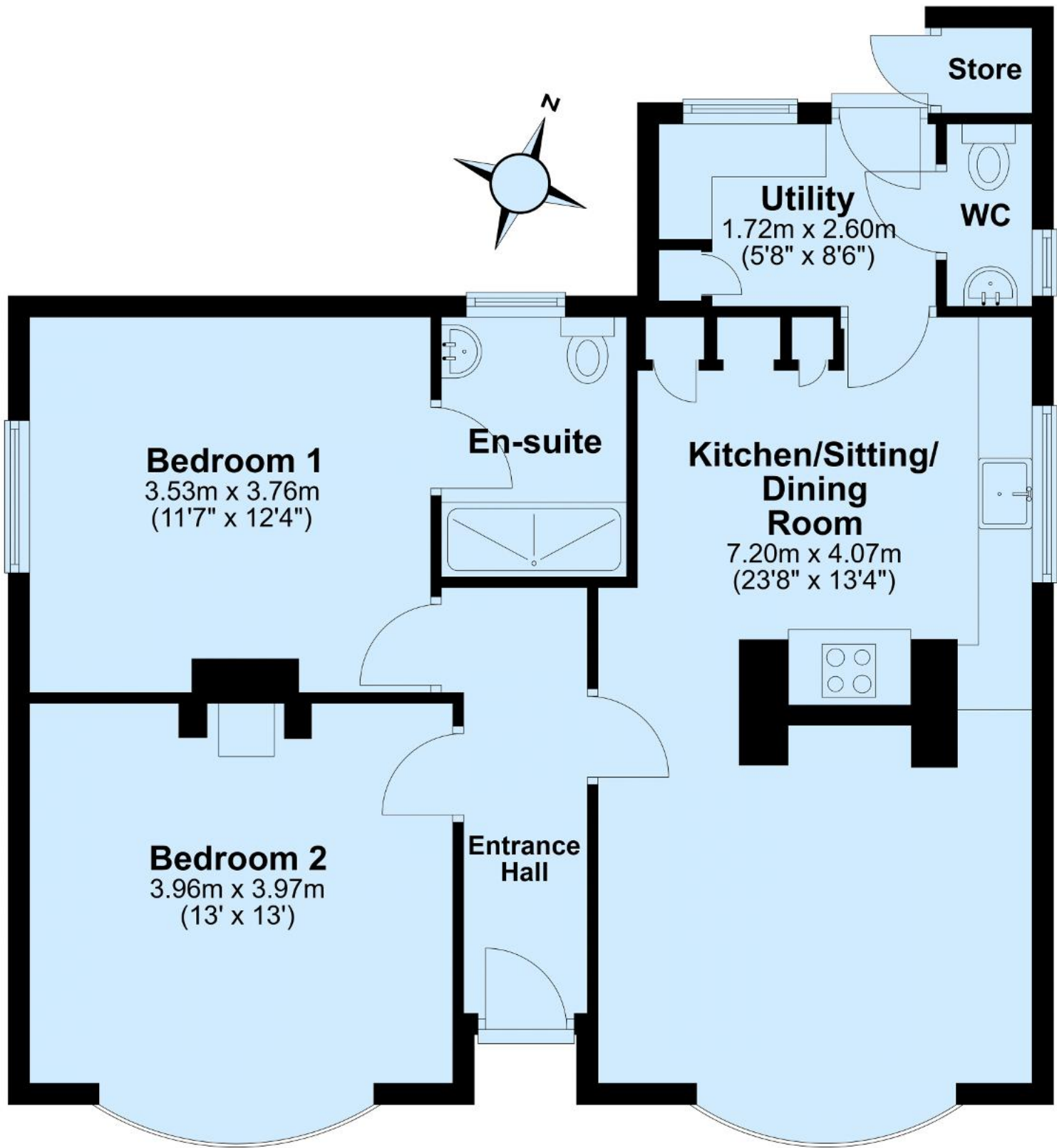
Key Features

- Beautifully renovated detached 1920s bungalow in a quiet cul-de-sac.
- Attractive symmetrical frontage with bay windows and slate-hung gables.
- Open-plan kitchen, dining and sitting room with countryside views.
- Two generous bedrooms, including a principal bedroom with en suite.
- Extensive renovation including new kitchen, utility, en suite, wiring, radiators and bespoke timber windows.
- South-facing gardens with terraces, pergola and established planting.
- Potential to create private driveway parking to the side.
- Set in Newton Ferrers, close to the River Yealm, village amenities and countryside walks.



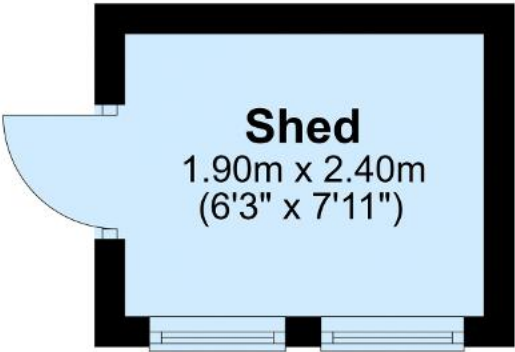
Ground Floor

Approx. 74.5 sq. metres (802.3 sq. feet)



Outbuildings

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 4.6 sq. metres (49.0 sq. feet)



Main area: Approx. 74.5 sq. metres (802.3 sq. feet)

Plus outbuildings, approx. 4.6 sq. metres (49.0 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590