



Luscombe Maye

Since 1873

Bridgend, NEWTON FERRERS, South Devon

Guide Price £775,000

3 2 1



Nestled in the charming hamlet of Bridgend, between the desirable villages of Newton Ferrers and Noss Mayo, Old Barn Cottage offers a rare opportunity for waterside living. Recently renovated throughout, this home provides comfortable and low-maintenance living, with the added benefit of a large garage/storage space and private off-road parking. An inviting entrance hallway welcomes you into the home, with an internal door to the integral garage and store room, a convenient shower room, and two bedrooms overlooking Newton Creek. Ascending to the first floor, the property offers a large family bathroom with freestanding bath and walk-in shower. The spacious, light and airy primary bedroom has a dual aspect and looks across Newton Creek to the south with a part glazed stable door leading directly onto a private decked area and terraced garden. At the heart of the home is the expansive living room, thoughtfully designed with distinct areas. The kitchen area features a window to the front elevation, with an attractive fitted kitchen with integral appliances. The dining area flows seamlessly from the kitchen, offering a pleasant space for meals, whilst the sitting room area boasts a beautiful bay window with a built in window seat, the perfect spot to soak up the incredible estuary views. A feature large stone fireplace with an open grate and stone hearth, topped with a wooden display mantel, creates a cosy focal point. Outside, the property benefits from off-street parking at the front for up to 3 cars. To the rear, a lovely terraced garden provides a private sitting area, directly accessible from bedroom one and via external side steps, offering a tranquil retreat with delightful views. The substantial garage/storage is a significant asset with space and plumbing for a washing machine and dryer and an internal storage area with shelving, storage cupboards, providing ample space for boating paraphernalia.

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. Please scan the QR Code or access the additional online material information (<https://moverly.com/sale/QT1pMdca7jr25tPe89f2wx/view>)



The Old Barn Cottage, Bridgend, Newton Ferrers, PL8 1AW

Approximate Gross Internal Floor Area = 137.1 sq m / 1477 sq ft

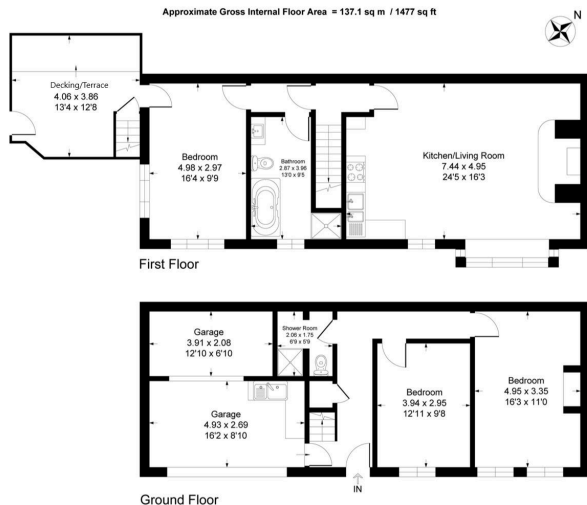
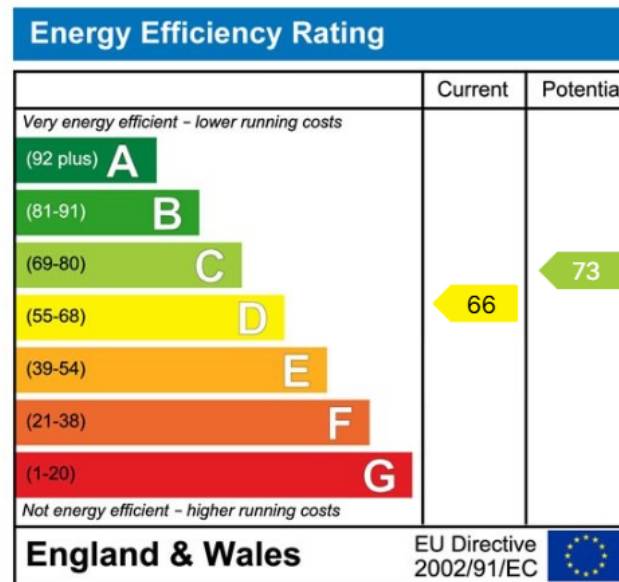


Illustration for identification purposes only, measurements are approximate, not to scale.

- Recently renovated and immaculately presented
- Open plan living room with kitchen, dining and sitting areas
- Three double bedrooms with estuary views
- Elevated deck/terrace
- Private off road parking
- Large garage/storage
- Established holiday rental business
- Beautiful waterside location with glorious views
- Terraced garden with views
- No onward chain



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



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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