

11 FORE STREET YEALMPTON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

11 Fore Street | Yealmpton | Plymouth | Devon | PL8 2JN

With its stone frontage, timbered gable and arched entrance porch, 11 Fore Street forms one half of a particularly attractive pair of Arts and Crafts cottages within the village. The arch leads into a sheltered porch with exposed stonework, chequerboard tiled flooring and a timber bench, providing a characterful introduction to the house.

Inside, the sitting and dining areas flow into one another through a wide opening, creating a sociable main living space while still retaining a sense of separation between the two areas. At the front, a broad window draws in plenty of natural light and frames views across the village towards the church and surrounding countryside, while a traditional fireplace provides a focal point to the sitting area.

The adjoining dining area has a further fireplace and French doors opening directly onto the rear garden, creating an easy connection between the house and outside space. The kitchen sits alongside and is fitted with white gloss cabinetry, timber worktops and white metro tiling, with an integrated oven and hob and space for laundry appliances. A window to the rear brings in natural light and overlooks the garden.

Upstairs are two double bedrooms, a single bedroom and a family bathroom fitted with a bath, separate shower, WC and wall-mounted wash basin. The principal bedroom enjoys views towards the church and surrounding countryside and, together with the two further bedrooms, retains original cast-iron fireplaces which add to the cottage's period character.

The cottage has gardens to both the front and rear. Planting frames the approach to the front door, while to the side is a useful outbuilding and additional storage. Steps behind the house rise to a lawn and decked seating area, from where the outlook extends across village rooftops towards the church and wooded hills.

A gate from the upper garden leads to the property's private parking space at the rear. The parking is approached via the neighbouring access, over which the property benefits from a right of access. One a parking space serves the property.

The position is particularly convenient, with Yealmpton's everyday amenities within walking distance. The village offers a good range of shops and services including a Post Office, general stores, cafés, pubs, health centre, primary school, garage and filling station, together with regular bus services.

Beyond the village there is ready access to the surrounding countryside and the River Yealm Valley, while the South Devon coast is within easy reach. Newton Ferrers and Noss Mayo are approximately 3.5 miles away, with Mothecombe, Wembury and other South Hams beaches also readily accessible. Plymouth lies approximately seven miles to the west, providing a broader range of shopping, schooling, leisure and transport connections. Pasted markdown.



Property Details

Services:	Mains electricity, gas, water and drainage are connected. Gas-fired combi boiler with radiators throughout
EPC Rating:	Current: E - 44, Potnetial: C - 71, Rating: E
Council Tax:	Band D
Tenure	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 01803 861234

Key Features

- One of a pair of attractive Arts and Crafts cottages
- Three-bedroom semi-detached village home
- Characterful stone frontage, timbered gable and arched entrance porch with tiled flooring
- Connecting sitting and dining areas with period fireplaces
- Views towards Yealmpton church and surrounding countryside
- Front and rear gardens with raised decked seating area
- Private parking space to the rear
- Village shops, cafés, pubs, primary school and health centre within walking distance

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

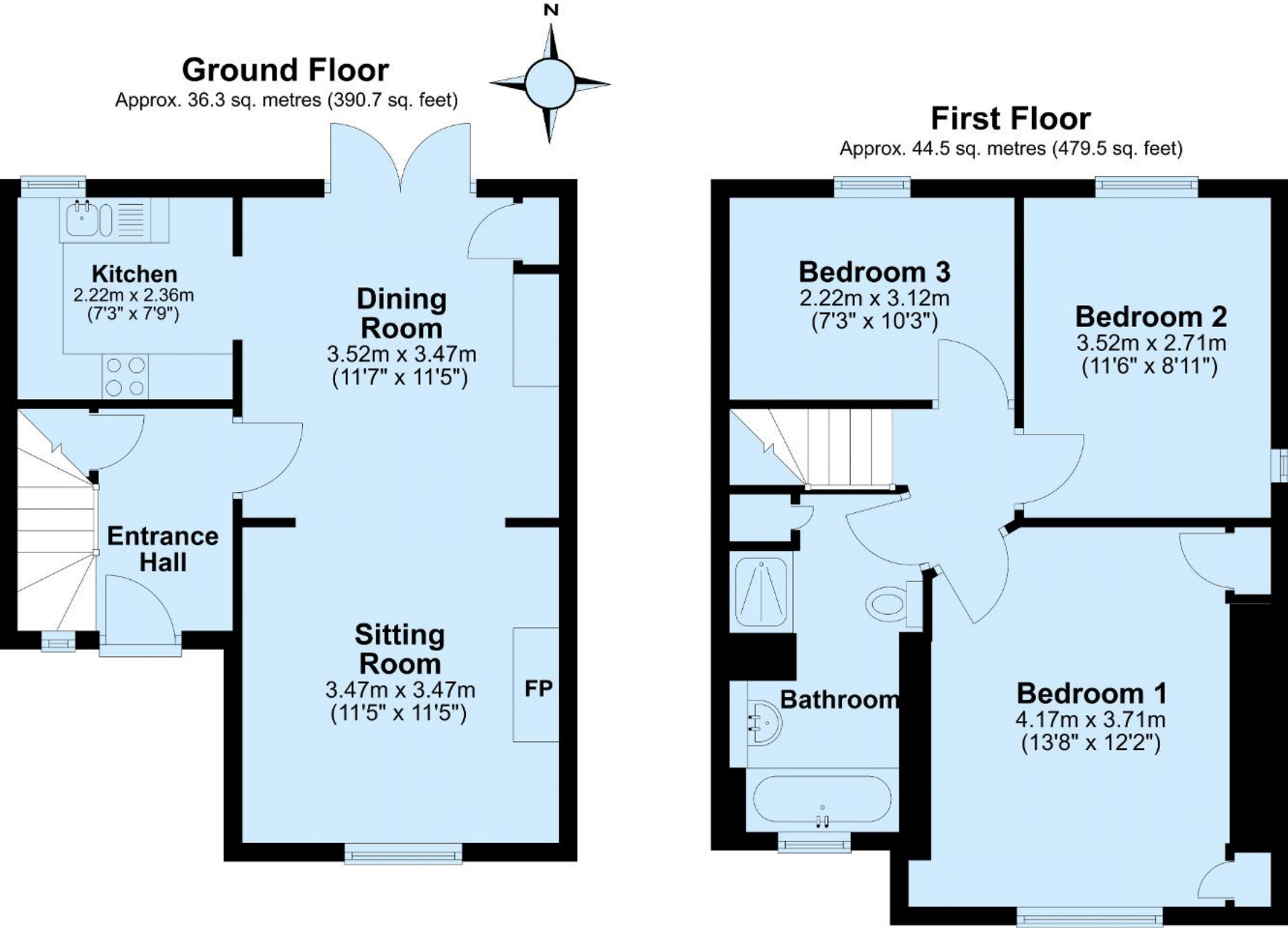
From the centre of Yealmpton, proceed west along the A379 in the direction of Plymouth. Number 11 Fore Street will be found a short distance along on the right-hand side.

Viewing

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



Floor Plans



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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.