



Luscombe Maye

Since 1873

Pillory Hill, NOSS MAYO, South Devon

£450,000

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Once a modest fisherman's cottage, this deceptively spacious home has been cleverly extended accommodating the slope of the ground to now range over two levels. The elevated nature of the cottage provides long views over the estuary towards Newton Ferrers village and down towards the harbour. Occupying an unique position on a popular road in the riverside village of Noss Mayo, this cottage has the benefit of facing West to make the most of the afternoon and evening sun. This charming cottage enjoys water views from the living room, master bedroom, dining area, garden and summer-house. It has two double bedrooms which both benefit from en-suite bathrooms. The living room is welcoming and cosy with a fireplace, with slate hearth, wooden lintel and wood burner.

The original beams are still exposed in the living room, and wooden beams have been installed in the kitchen and dining area in keeping with the period of the cottage. A viewing is highly advised to appreciate the unique position and aspect of this property. Stamp Duty Incentive Available (subject to terms – contact agent for details). Available to qualifying buyers at an agreed minimum price, with no renegotiation after survey.

SERVICES Mains electricity, water, drainage and gas are connected to the cottage.

FURTHER INFORMATION As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you; however, we recommend that you verify any information given during the conveyancing process.

LOCAL AUTHORITY & COUNCIL TAX South Hams District Council.
Council Tax Band E

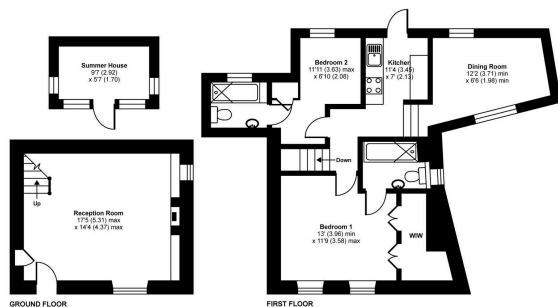
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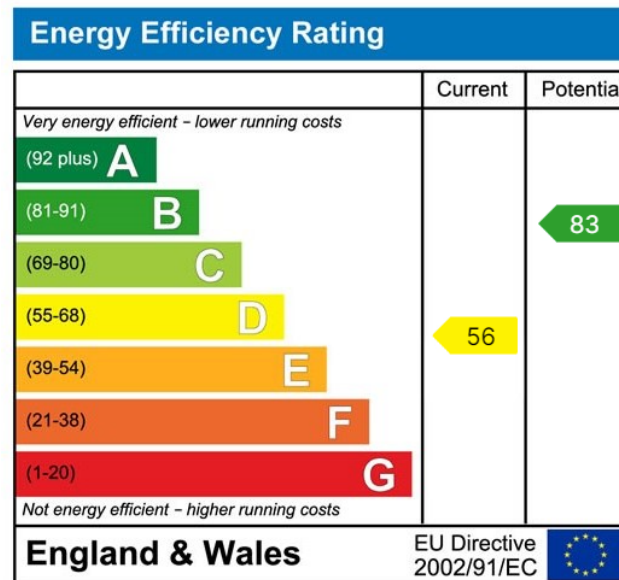
Pillory Hill, Noss Mayo, Plymouth, PL8

Approximate Area = 847 sq ft / 78.6 sq m
 Outbuilding = 54 sq ft / 5 sq m
 Total = 901 sq ft / 83.7 sq m
 For identification only - Not to scale



Approved
 Registered
 Professional Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Version 4.0 © November 2020. Produced for Luscombe Maye REF: 548315

- Characterful waterside cottage
- Breathtaking Estuary Views
- Cosy Sitting Room with Log Burner
- Kitchen/Dining Room
- Central Village Location
- West Facing Garden with Summer House
- Two Ensuite Bedrooms
- Front Sun Terrace
- No Onward Chain



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.