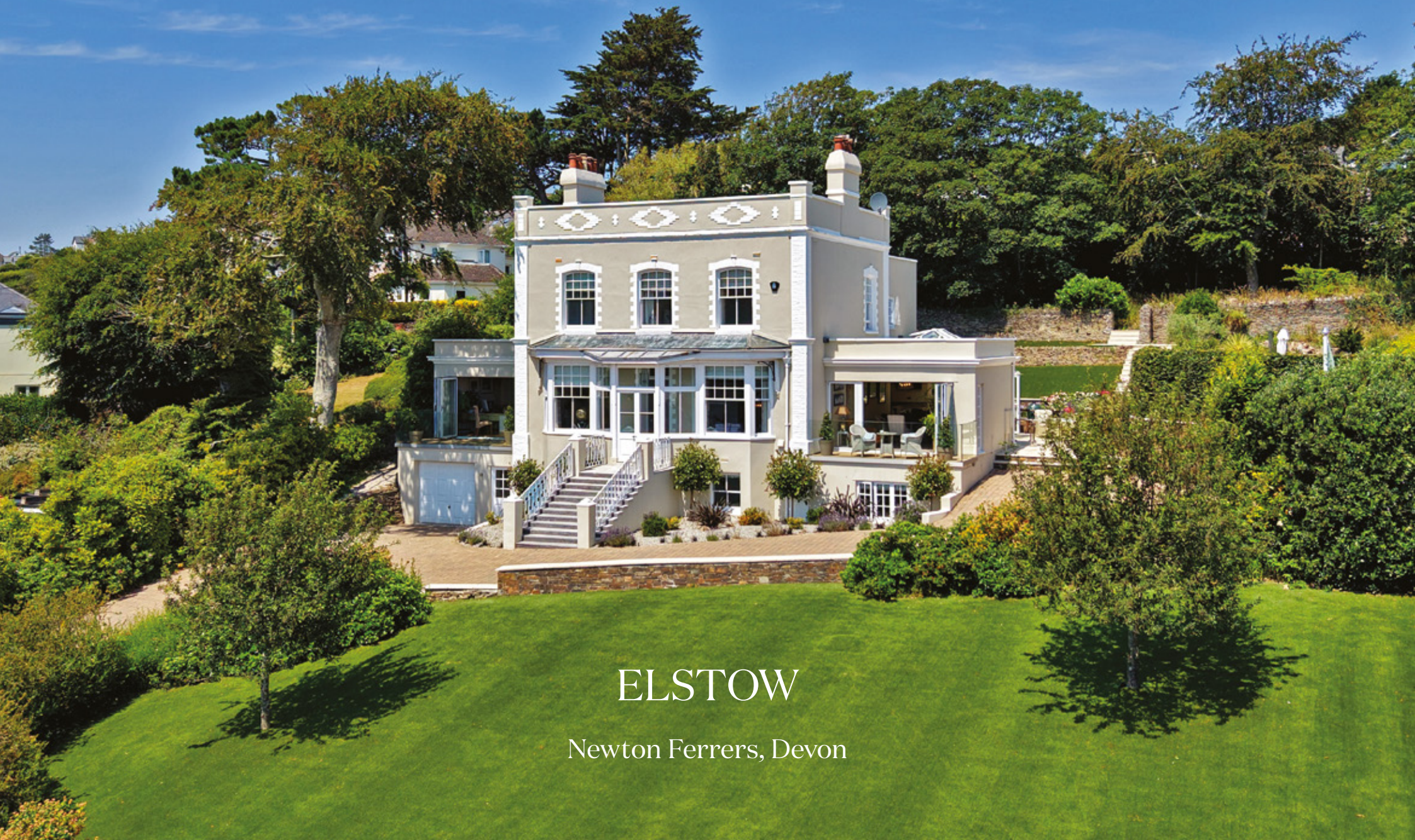




ELSTOW

Newton Ferrers, Devon



LUXURIOUS, BEAUTIFULLY PRESENTED AND CHARACTERFUL FAMILY HOUSE IN A UNIQUELY PRIVATE PLOT, IN THE HEART OF A POPULAR WATERSIDE SOUTH HAMS VILLAGE OVERLOOKING THE RIVER YEALM

Summary of accommodation

Ground Floor: Entrance hall | Cloakroom | Drawing room | Sitting room | Open-plan kitchen/breakfast/dining room and balcony | Study with balcony | Utility room

First Floor: Principal bedroom/bathroom suite | Three further bedroom/shower room/bathroom suites | Roof terrace

Annexe: Kitchen/sitting/dining room | Bedroom/shower room suite

Outside: Garage | Parking and Double carport | Store building
Swimming pool with electric cover and changing and pool rooms | Gardens and terraces

Set within 0.75 acres

Distances: Plymouth 10 miles, Ivybridge 11 miles, Kingsbridge 17 miles, Salcombe 21 miles
(All distances are approximate)

Guide price: £2,250,000

SITUATION

Newton Ferrers is one of South Devon’s most popular waterside villages, situated at the western end of the South Hams area of South Devon, to the east of Plymouth, within the South Devon National Landscape area.

The twin villages of Newton Ferrers and Noss Mayo benefit from an idyllic location, either side of the Newton Creek just before it joins the River Yealm Estuary, within a beautiful valley with its wooded slopes, and the sheltered, deep water, harbour is highly popular with yachtsmen.

The villages share a range of local facilities including store, three pubs including the riverside Dolphin Inn in Newton Ferrers, delicatessen and coffee shop, pharmacy, primary school, churches, The Yealm Yacht Club with bistro and a strong and active community. There are gorgeous riverside and coastal walks, including access onto the South West Coast Path.

There are golf courses in the area at Ivybridge, Bigbury and Thurlestone and the nearby city of Plymouth provides a comprehensive selection of shopping, leisure, cultural and sporting facilities including theatres, restaurants, hospital and schools.

Beaches such as Wembury, Mothecombe and Wonwell are close by and the South Hams is renowned for its beautiful rolling countryside dotted with pretty villages and towns and its stunning coastline with beaches, estuaries, coves and rocky cliffs, as well as excellent facilities for sailing and other watersports at such places as Plymouth, Salcombe and Dartmouth.

Within easy reach, to the north, is Dartmoor National Park, renowned for its spectacular scenery and providing many opportunities for walking, cycling, riding, fishing etc.

In Plymouth is a station with mainline connections to London (Paddington) and ferries to France and Spain. To the north is access onto the A38 dual carriageway leading to Exeter and the M5 motorway. At Exeter there is an airport.



THE PROPERTY

Elstow is situated on Yealm Road in the heart of Newton Ferrers, overlooking the Newton Creek valley. The house is set well back from the road and is of a most distinctive, classical design, featuring an elegant and symmetrical façade with parapet. It has been immaculately, sympathetically and stylishly modernised and extended to a very high standard and now provides beautifully presented, luxurious family accommodation with high quality fixtures and fittings throughout in a beautifully quiet village location with some stunning views over the Newton Creek and River Yealm. Despite enjoying a wonderfully private position, Elstow conveniently lies only about 300 metres from the village amenities.

From the road the entrance drive sweeps in around the front garden to a broad parking and turning area beside the house and a flight of steps rises to the vestibule. Either side of the entrance hall are the drawing room with fitted bookcase and cupboards and the sitting room, each with exposed boarded flooring, fireplaces and bay windows overlooking the gardens. A door from the sitting room takes you through to the study, with exposed boarded flooring, fitted desk and bookcases and bi-fold doors opening to a decked balcony with glazed balustrade. Between the sitting room and study are stairs that lead down to the annexe.

With access off the hall and drawing room is the beautifully light and spacious, open-plan, kitchen/breakfast/dining room with attractive stone paved flooring, stylish, contemporary and high quality fitted kitchen with granite worktops, breakfast area with island and breakfast bar lit by roof lantern and with bi-fold doors out to a terrace and the swimming pool, and the dining area, also with bi-fold doors opening to a decked balcony with glazed balustrade. There is underfloor heating throughout the main house. The annexe has its own system of radiators.





- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
370.6 sq.m. (3989 sq.ft.)
(Excludes Outbuildings)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

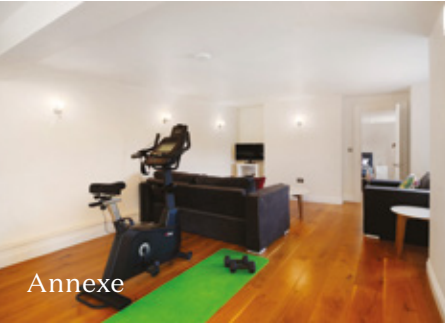
On the first floor is the spacious principal bedroom with lovely views, fitted wardrobes and en suite bathroom with both bath and shower, as well as three further bedroom/shower room/bathroom suites. Stairs rise to the large roof terrace with parapet and benefiting from stunning views over the River Yealm and the village.

At the front of the house an entrance door leads into the lower ground floor annexe with open plan kitchen/sitting/dining room and bedroom/shower room suite. Adjoining the house is the garage.

From the kitchen/breakfast room bi-fold doors open to a paved terrace and a flight of steps rise to the heated swimming pool, surrounded by further stone paved terrace areas and, at one end of which, is a timber building incorporating the changing and pool rooms either side of a covered sitting area. Adjoining and behind the house are further terraced garden areas interconnected by flights of steps. The entrance driveway sweeps around the front garden with ornamental shrubs and trees and, beside the parking and turning area is a double carport. Behind the garage is a store building.

PROPERTY INFORMATION

Tenure: Freehold
Services: Mains gas, electricity, water and drainage. Underfloor heating. Swimming pool heated by air source heat pump.
Local Authority: South Hams District Council: 01803 861234
EPC: C
Council Tax: Band F
Directions: PL8 1BQ | what3words ///metals.messaging.diplomat



I would be delighted
to tell you more.

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