

# YEALM COTTAGE

## NEWTON FERRERS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY





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## Yealm Cottage | Newton Hill | Newton Ferrers | Devon | PL8 1AB

In the heart of this estuary village, Yealm Cottage is a beautiful five bedroom cottage, built in the 1830s. It has a walled cottage and kitchen garden, estuary views, garage and parking. It is very close to the river, village shops and Post Office, nearby school, church, pub and coffee shop. With its discrete access, this substantial property is not easily visible from the road and is surprisingly secluded considering its position.

### Mileages

Yealmpton 3 miles, Plymouth City Centre/ Waterfront 8.5 miles,  
A38 6 miles, Exeter/M5 38 miles (distances approximate)

### Accommodation

#### Ground Floor

Kitchen /Breakfast Room, Sitting Room, Dining Room, Conservatory,  
Utility Room, Store Room, WC

#### First Floor

Bedroom with Dressing Room and Ensuite, Two further bedrooms,  
family bathroom

#### Second Floor

Two Bedrooms, Family Shower Room

#### Lower Ground Floor

Boiler / Store Room, Workshop

#### Outside

Garage, Driveway and Parking, Walled Cottage and Kitchen Gardens,  
Green House, Large Potting / Garden Shed

### Newton Ferrers Office

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

### Prime Waterfront & Country House

01548 855590 | pwch@marchandpetit.co.uk  
94 Fore St, Kingsbridge, TQ7 1PP





**Yealm Cottage** Set quietly in the centre of the village, Yealm Cottage is a nineteenth century stone property full of charm from the outside, with long views down the estuary. Built around 1830, it is rich in character and history, both in the details of the house and in the walled gardens, and has evolved into a generous family home with five bedrooms, walled cottage and kitchen gardens, a garage and plenty of off road parking.

From the granite set approach at the front you are opposite the Post Office and very close to the river, waterside walks, the pub and village shop, yet once you step through the house and out into the garden it feels surprisingly private, with green terraces and established planting looking towards the estuary and over rooftops, moorings and the shifting light on the water.

**A house that has evolved with care** The current owners bought Yealm Cottage in 1986 and have carried out a considered programme of work over nearly four decades. The roof space has been converted to create two additional bedrooms and a shower room. The house has been re-roofed in Delabole slate including additional roof insulation, with external cladding added to much of the original stonework and most windows updated with double glazing.

On the western side, the footprint has been extended to include a workshop, boiler room, pantry area, dining room, dressing room and shower room. A conservatory, greenhouse, garage and garden stores complete the picture, so the house feels established, practical and ready for its next chapter. The front door opens into a welcoming ground floor arranged for easy day to day life and entertaining.

**Ground Floor** The sitting room is a generous, double aspect space with a bay window framing the estuary. Original shutters remain on the north facing window, and a log effect gas fire provides a focal point on cooler days. Alcove shelving offers space for books and favourite pieces, and there is a relaxed, nostalgic feel to the room with sash windows and soft light from the garden.

At the heart of the house, the kitchen and breakfast room is fitted with bespoke cabinetry by Village Furniture. An electric two oven Aga, upgraded to the Econtrol X series in 2024, anchors the room, while the original fireplace has been repurposed to provide additional built in storage and shelving. It is a kitchen designed to be used, somewhere to cook, talk and gather around the table. The kitchen connects to a dedicated pantry area with fitted cupboards, solid oak doors, shelving and worktop, ideal for small appliances and stores, and then to a separate utility room with sink, washing machine, tumble dryer and a back door directly to the driveway. The dining room opens into a glazed conservatory with underfloor heating and built in bench seating with storage beneath. This is an all season room that links the house and garden, working just as well for slow breakfasts as for long evening summer suppers with the doors open to the terrace.

**First Floor** The first floor holds three bedrooms, each with extensive built in storage. The principal bedroom sits to the estuary side, with large windows framing calming water views. There are fitted wardrobes and cupboards, an adjoining dressing room and a generous en suite shower room with level access shower and seating. Separate heating controls for the bedroom, dressing room and shower room allow for comfortable, efficient use.

A further double bedroom on this level also enjoys the wide estuary outlook and has large built in cupboards. The third bedroom is a well proportioned single with built in storage and a small hand basin, equally suited to use as a child's room, guest room or study.

A family bathroom serves this floor, fitted with both a bath and separate shower, plus substantial built in cupboards for linen and towels.

**Second Floor** The converted roof space provides two additional bedrooms, both with eaves storage and wonderful views over the estuary, a reminder of how close the river is to everyday life here. One is a comfortable double, the other a generous single, and they share a well planned shower room with built in storage. This level works particularly well as guest accommodation, teenage space or a quiet work from home retreat.









**Lower Ground Floor** On the lower ground floor, a large boiler room with storage space and workshop underline the practical side of the house.

The boiler room houses a gas boiler, replaced in May 2024, and a substantial six hundred litre water tank with back up immersion heater and secondary heating coils linked to the hot water solar panels. There is excellent storage under the stairs and on fitted shelving, and a door opens directly to the rear garden.

Alongside sits a spacious workshop with access from the garden, a fully functional working space for tools, hobbies or garden equipment.

**Garage, Drive & Parking** Approached over a granite set drive with an additional gravelled parking area, Yealm Cottage offers garage parking and off road parking for at least three cars with room to turn. There is level access to both the front door and the utility entrance.

The detached garage is fully insulated, with electric up and over door with remote control, ample built in shelving, and adjacent to an EV charging point. A lower entrance to the property, off Newton Hill via a green gate, offers potential for further parking if widened, subject to any necessary consents.

**Walled Cottage & Kitchen Gardens** Yealm Cottage is wrapped in walled gardens that blend a relaxed cottage garden with a productive kitchen garden, balancing places to sit and look out over the water with space to grow fruit, vegetables and cut flowers.

A passage along the eastern side of the house leads from the drive to the south facing rear garden, which unfolds in two principal tiers. The upper garden is enclosed by natural stone boundary walls and laid mainly to lawn, with well established cottage garden borders and two arbours offering sheltered places to sit. Discreet terracing makes maintenance straightforward while keeping the character of the garden.

Below, the large walled vegetable garden and orchard area is designed for productive growing, with an established asparagus bed, a variety of soft fruit, apple and pear trees. It is a rare chance to step straight from the kitchen into your own seasonal produce.

The greenhouse, approximately twelve feet by eight feet with added headroom, is accessed from the potting shed and has both soil beds and boarded areas with bench and shelving, making it easy to manage different types of planting.

The potting shed itself is a substantial structure, mainly stone with some timber boarding, a twin cell polycarbonate roof for excellent natural light and two generous shelves for overwintering plants and general storage. Hot water solar panels sit beneath the roofline, quietly supporting the energy efficiency of the house.

**Setting & Village** There is a gentle, nostalgic quality to this setting, with church bells, boats moving with the tide and children crabbing from the causeway (The Voss). During the week you can walk children to school, pick up a loaf of bread and a coffee from the village shop or deli, and be home again within minutes. For those who are retired, the same route becomes a morning ritual, with time to stop and talk, watch the river and feel part of village life, with its many activities, clubs and societies. Weekends have their own rhythm, with walks on the coast path, sailing on the estuary and slow afternoons in the garden as the light changes over the water.

Yealm Cottage offers a rare mix: in an established estuary village with a strong sense of community, everyday convenience on the doorstep and the easy, slightly timeless rhythm of life by the water, all within reach of nearby beaches, Dartmoor and transport links to London and beyond.

















# Property Details

**Services:** Mains water, electricity, gas and drainage.

**EPC Rating:** Current: C - 74, Potential: C - 77, Rating: C

**Council Tax:** Band G

**Tenure:** Freehold

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

**Agents Note:** There is a right of way for the neighbouring property, Mew Cottage over the driveway area – please ask the selling agent for further details.

## 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 Plymouth to Kingsbridge Road, take the B3186 signposted Newton Ferrers. Enter the village and at The Green, follow the road to the centre of the village. At the Co-Op stores take the left hand turning into Newton Hill. Yealm Cottage is located about halfway down the hill on the right hand side opposite the Post Office.

## Viewing

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

## Key Features:

- Romantic nineteenth century village home with special charm and wonderful estuary views in approximately ¾ acre plot
- Central yet tucked away setting, a short stroll from the river, village shops including a Post Office and chemist, school, church, coffee shop, pub, Yacht Club and estuary
- Characterful interiors with sash windows, bay window sitting room and Aga, bespoke shaker kitchen by Village Furniture
- Five bedrooms arranged over two floors, including principal suite with dressing room and estuary outlook
- Glazed conservatory and dining room opening to the garden, ideal for long, lazy breakfasts and late summer suppers
- Enchanting walled garden with lawns, cottage garden borders and sheltered seating areas to enjoy the estuary views
- Productive kitchen garden and orchard with asparagus bed, soft fruit, apple and pear trees
- Garage and off road parking for several cars, workshop, potting shed, greenhouse





Approximate Area = 3059 sq ft / 284.1 sq m (exclude bin store)

Limited Use Area(s) = 162 sq ft / 15 sq m

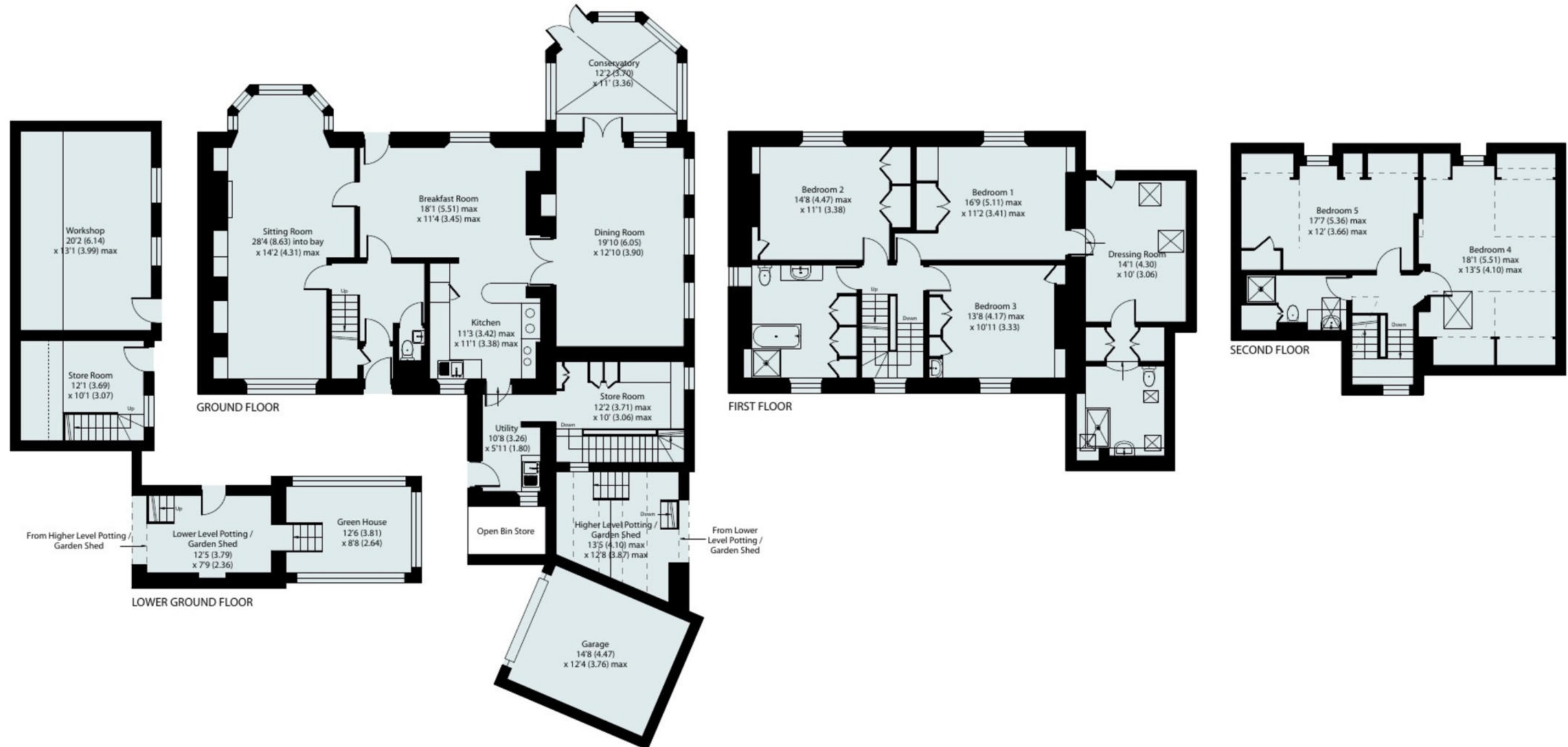
Garage = 181 sq ft / 16.8 sq m

Outbuildings = 608 sq ft / 56.4 sq m

Total = 4010 sq ft / 372.3 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Marchand Petit Ltd. REF: 1383576

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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.









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