BATTERY COTTAGE

NOSS MAYO



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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Battery Cottage | Noss Mayo | Devon | PL8 1EU

A charming, beautifully modernised coastal cottage with breathtaking views across the Yealm Estuary towards the Mewstone. Offering four bedrooms, a self-contained annexe, established gardens and generous parking, Battery Cottage combines character, history and exceptional coastal living in a sought-after South Devon setting.

Mileages

Cellar Beach - 0.2 miles, Local Pubs - 1.1 miles, Shops and Cafes - 2.5 miles, A38 - 8 miles, Exeter - 42 miles, Plymouth - 10 miles (Distances are approximate)

Accommodation

Lower Ground Floor

Kitchen, Sitting Room, Bedroom, Bathroom

Ground Floor

Porch, Entrance Hall, Sitting Room, Kitchen / Dining Room, Sun Room, Three Bedrooms, Family Bathroom

First Floor

Bedroom, Bathroom

Outside

Large Garden, Patio, Driveway

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

The Property

Breathtaking sea views stretch across the mouth of the Yealm Estuary towards the distinctive outline of the Mewstone and the open horizon, creating an extraordinary backdrop to life at Battery Cottage. Coming to the open market for the first time in 74 years, having remained in the same family for generations, this is a rare opportunity to make a home in a remarkable coastal setting.

Set above the water and forming the end of a terrace of just three properties, this characterful stone cottage combines beautifully modernised interiors, a self contained annexe and established gardens.

Its story is woven into this stretch of the South Devon coast. Taking its name from an earlier coastal battery at the mouth of the Yealm, it later formed one of the keepers' cottages on the Baring family's Membland estate for the skipper of their yacht. Here, carriages followed the drive created by Edward Baring, Lord Revelstoke, through woodland and around the headlands, with sea views opening out along the way.

In his memoir, The Puppet Show of Memory, Maurice Baring recalled the cliffs ablaze with yellow gorse and described Battery Cottage's outlook towards the Mewstone, Plymouth Sound and distant Rame Head. His childhood recollections offer a wonderfully personal connection to the cottage's past. Today, with the old carriage drive to explore and those same landmarks on the horizon, it is easy to appreciate why this setting stayed with him.

A timber gate opens onto a broad gravelled approach, revealing the cottage among climbing greenery and flowering borders. Weathered stone, warm brick window surrounds and decorative slate hanging give the elevations texture and character, beneath a varied roofline punctuated by tall chimneys. Diamond patterned glazing and deep eaves reward a closer look, while cobbled paths and stone steps lead towards the entrance.



The current owners have carried out a programme of modernisation, creating a comfortable family home while preserving the building's architectural character. Bespoke joinery and carefully chosen finishes sit naturally alongside older details, with a layout that encourages time together as well as providing places to retreat.

Extending to approximately 2,196 sq ft overall, the accommodation comprises a main house with four bedrooms and a separate annexe with one bedroom on the lower ground floor.

The entrance hall sets the tone with flagstone flooring, a beautifully detailed timber staircase and matching fitted cupboards. Through glazed doors, the sun room's broad picture window reveals magnificent sea views, stretching beyond the wooded headland towards the Mewstone and the open horizon. The scale of the outlook is immediately captivating, placing this extraordinary coastal setting at the heart of the home.

Steps rise from the hall to the spacious kitchen and dining room, where family life centres on bespoke cabinetry by Yealm Kitchens and a substantial island providing a sociable place for cooking and conversation. Painted cupboards, pale worktops and breakfast seating give the room a welcoming feel. Panelled doors, cup handles and a decorative mantel above the range cooker complement the cottage's character, while pendant lighting and extensive storage add to its everyday practicality.

There is ample room for a large dining table, with a timber fireplace surround providing a decorative focal point. Broad glazed doors draw the garden and sea views into the room, opening onto the terrace so that summer meals can move easily outside. From breakfast at the island to an evening gathering with friends, this is a space to enjoy throughout the day.





Double doors lead into the sitting room, where beautiful original windows give the space a tangible connection to the cottage's history. Delicate diamond patterned glazing surrounds a broad central pane beneath a gently curved arch, framing the garden greenery beyond. Carefully retained and supplemented with secondary glazing, these distinctive windows are among the room's most appealing features. A high ceiling and picture rails add to its elegant proportions, while a stove set within an arched fireplace recess makes this a welcoming place to settle after a coastal walk.

Off the entrance hall, the sun room offers a wonderful vantage point over the coast. Its expansive picture window frames the sweep of the wooded headland and the sea beyond, with the Mewstone rising from the water and passing sails bringing movement to the scene. Flagstones continue through from the hall, and glazed doors open to steps leading onto the terrace. It is an inviting place to read, enjoy an afternoon cup of tea or simply take in the changing light across this immense outlook.

The main house provides four bedrooms: the principal bedroom upstairs and three on the ground floor, one of which is accessed through another bedroom. Each has its own character, with features including sloping ceilings, decorative glazing and a deep window seat overlooking the garden.

On the ground floor, the generous second bedroom has a broad bay window with sea views towards the Mewstone and leads through to bedroom four. With exposed timber and a rooflight, this adjoining room offers flexibility as a bedroom, nursery, dressing room or study. Bedroom three enjoys a leafy garden outlook, and a separate shower room is accessed from the hall.

Upstairs, the principal bedroom enjoys spectacular sea views. A wide window captures the wooded headland and a broad expanse of open water, with the Mewstone visible from bed. It is a memorable outlook to wake to. Painted fitted wardrobes sit neatly beside the window, and gently sloping ceilings give the room a restful feel. A separate bathroom off the landing provides both a bath and a shower.



The Annexe

The self contained annexe occupies the lower ground floor and extends to approximately 535 sq ft, included within the property's overall floor area. Successfully operated as a holiday let by the current owners for many years, it offers an established history of welcoming guests to this exceptional coastal setting. Its independent access and complete accommodation also make it an excellent option for multigenerational living, allowing relatives to enjoy their own space and routine while remaining close to family.

The sitting room has a lovely sense of space, with a vaulted ceiling and a substantial exposed timber beam. Windows on three sides bring in natural light and leafy outlooks, while glazed doors open directly outside. Warm wood flooring adds to the room's relaxed feel.

A separate fitted kitchen combines timber cabinetry with dark worktops and cream and blue tiling. A window above the sink and glazing at a higher level bring light into this practical space, which provides ample storage alongside a fitted oven and hob.

The generous double bedroom features fitted cupboards with traditional plank doors and dark ironmongery. Glazed double doors open onto a paved area beside flowering hydrangeas. A separate bathroom completes the accommodation.



The Gardens

The gardens are a beautiful extension of the cottage, combining the romance of an established country garden with exceptional sea views. Lawns unfold below the house, bordered by clipped hedges, mature trees and generous clusters of hydrangeas. In summer, their blue, lilac, pink and white flowers bring abundant colour against the stone elevations.



Broad stone steps connect the lawn with the main dining terrace, where low walls preserve the sweeping outlook across the coastal landscape and open water. Accessed from the kitchen and dining area, this is a wonderful place for long lunches with friends or an evening drink as boats pass beyond the headland.

Elsewhere, cobbled paths and smaller paved areas offer a more intimate atmosphere. A courtyard enclosed by weathered walls, topped with distinctive stone ball finials, provides another place to gather among lush planting and decorative windows. Ferns and flowers soften the edges of steps and walls, giving the grounds a sense of having grown naturally around the house over time.

At the lower level, paving beside the annexe leads directly onto the lawn, allowing guests to enjoy their morning coffee among the hydrangeas. Looking back towards the gables, slate roofs and tall brick chimneys reveals the full charm of the building.

With space for outdoor dining, reading beneath the trees and enjoying the changing coastal light, the gardens offer as much to everyday life as the rooms within.

Parking and Garage Planning Permission
The generous gravelled parking area provides space for approximately four to five vehicles, making it easy to accommodate family and visiting guests. Existing planning permission for a garage offers the opportunity to complement this with covered parking and useful storage, a valuable addition for life by the coast.

The Location
Wooded slopes, open fields and sheltered creeks make this part of the South Hams a wonderful base for life outdoors. The surrounding footpath network offers everything from short woodland strolls to longer walks around the headland, with the South West Coast Path close by and Cellar Beach within walking reach.

Noss Mayo centres on its tidal creek, with waterside inns and a strong connection to sailing and village life. Across the water, Newton Ferrers provides further everyday amenities. The Yealm Estuary is popular for sailing, kayaking and paddleboarding, with sheltered stretches to explore and access to the open coast beyond the river mouth.

Plymouth offers a wider range of shopping, education and cultural facilities, while the surrounding countryside is dotted with market towns, villages and beaches.









Property Details

Services:	Mains electricity. Oil fired central heating. Private water supply with a filtration system, tested annually. Private drainage system, which also serves only the cloakroom and kitchen of the neighbouring property, Cellars.
EPC Rating:	Main House - Current: E - 53, Potential: D - 67, Rating: E Annexe - Current: D - 58, Potential: D - 68, Rating: D
Council Tax:	Band G
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 01803 861234

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 at Yealmpton, take the B3186 signposted Newton Ferrers. Shortly after passing Marchand Petit's office on the right take the left fork signposted Noss Mayo and Bridgend. Continue down the hill, around the sharp bend at the head of the creek and follow the lane up in to Noss Mayo. Turn right at the Church. Continue down the hill to the creek/village hall public parking area. Go straight ahead up Passage Road past back of the Ship Inn on the right. Follow the road out of the built up area with the river on the right. Continue on this road, and at the point where it becomes unsurfaced bear left and continue up through the woods. Battery Cottage is on the left after a short distance.

Viewing

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

Key Features

- Breathtaking sea views towards Mewstone
- Exceptional setting above the coast
- Self contained one bedroom annexe
- Four bedroom end of terrace cottage
- Bespoke kitchen by Yealm Kitchens
- Approximately 2,196 sq ft overall
- Beautifully planted gardens and terraces
- Parking for four to five vehicles and existing planning permission for a garage





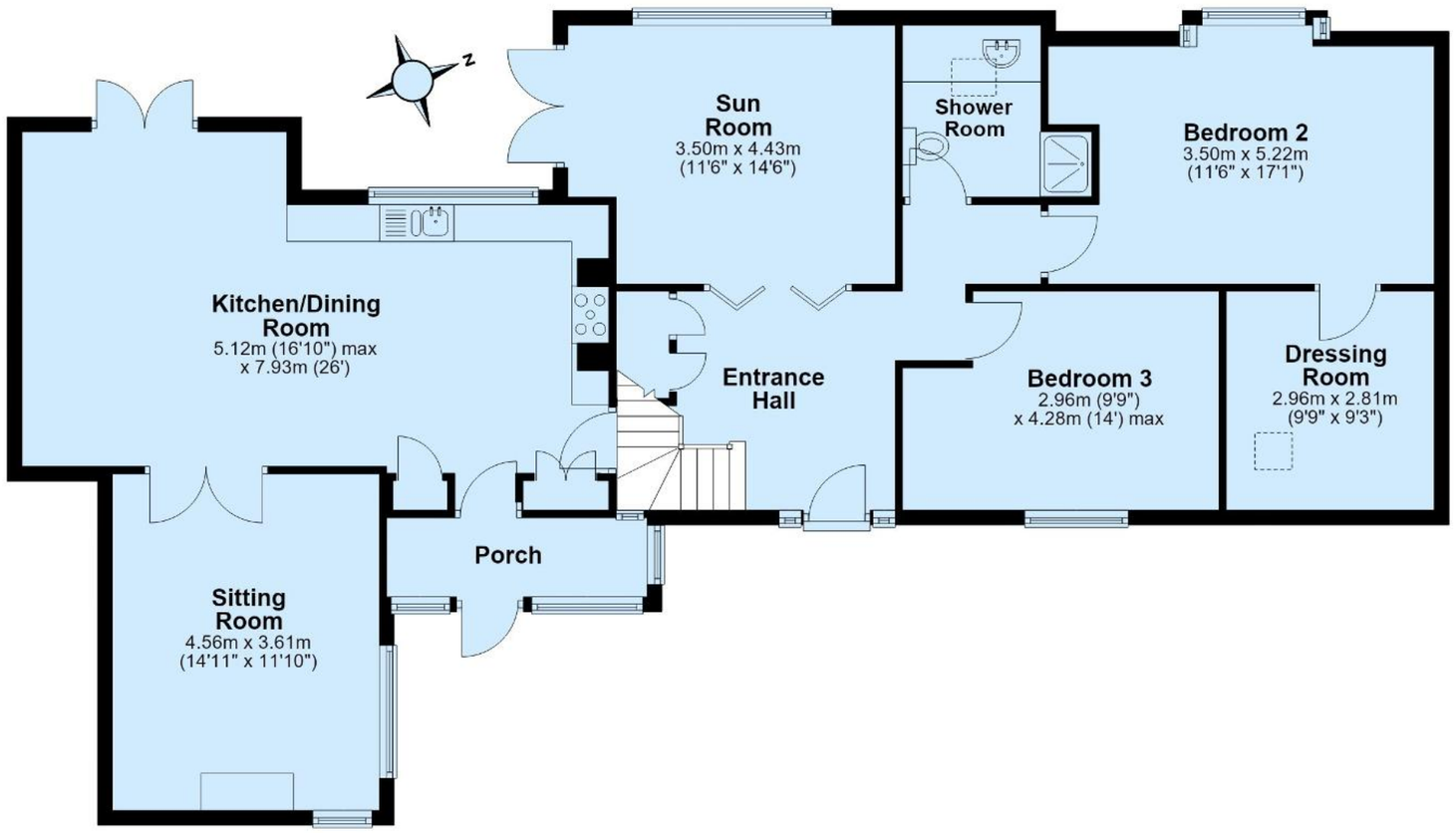
Lower Ground Floor

Approx. 49.7 sq. metres (535.0 sq. feet)



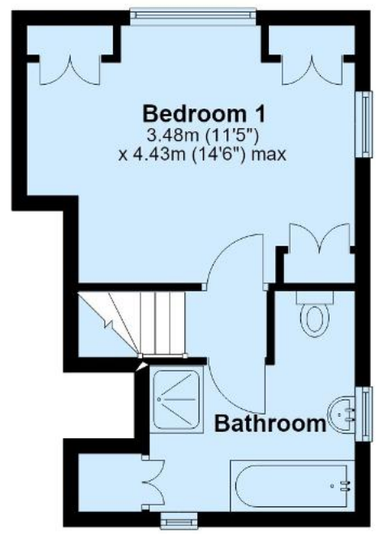
Ground Floor

Approx. 128.8 sq. metres (1385.9 sq. feet)



First Floor

Approx. 24.8 sq. metres (267.4 sq. feet)



Total area: approx. 203.3 sq. metres (2188.3 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

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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