

QUILLET NEWTON FERRERS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

**Quillet | Lower Court Road | Newton Ferrers |
Plymouth | Devon | PL8 1DQ**

Set above the River Yealm in Newton Ferrers, this home offers magnificent panoramic estuary views, generous open-plan living, two water-facing balconies, flexible guest accommodation and a garage, moments from village life and the water.

Mileages

Kingsbridge 16.5 miles | Plymouth City Centre 8.5 miles |
A38 6 miles | Exeter/M5 38 miles | Mothecombe Beach 5 miles
(All mileages are approximate)

Accommodation

5 bedroom detached house

Entrance hall with stairs to first floor and ground floor

First floor

Principal bedroom with en-suite, dressing area and large sun balcony

2 further double bedrooms, 1 single bedroom fitted as a study

Family bathroom, family shower room

Ground floor

Open plan kitchen/dining/living area with large balcony off

Utility room, store room/pantry

Snug, study, cloakroom with shower

Lower ground floor

Studio with kitchenette and shower room and storage area

Outside

Garage, gravelled area used for parking for 3 cars alongside the house,
solar panels linked to battery and EV charger, Garden

Newton Ferrers Office

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The Green, Parsonage Road, Newton Ferrers, PL8 1AT

Prime Waterfront & Country House

01548 855590 | pwch@marchandpetit.co.uk

94 Fore St, Kingsbridge, TQ7 1PP

“A spectacular home overlooking the Yealm Estuary”

The Property

From its much-coveted position above the River Yealm, this spectacular house has outstanding far-reaching views along the River Yealm, deep-water pool and mainly National Trust woodland. The principal living areas and bedroom accommodation have a southerly aspect, bringing plenty of sun into the house and onto its balconies. Lower Court Road is a private no-through road of individual detached homes, with the village and its waterside life close at hand.

The entrance hall connects the different levels of the house. A staircase with glass balustrades leads down to the principal living space and up to the bedrooms. As you descend, the river comes fully into view. The granite-topped fitted kitchen with its large island blends into an extensive open-plan dining and living space which is glazed across the whole water-facing south elevation. A large storage/pantry room opens from the kitchen. At one end of the living area, a glazed corner creates a cosy nook in which to sit, with windows on three sides looking down to the deep water moorings and up river to Noss Mayo.

From the kitchen area, a door leads into the utility room, which has a door to the outside. Doors open directly from the open-plan living area to a recently upgraded large balcony which has spectacular views over the estuary, with ample space to dine and entertain. A glass balustrade enhances the outlook, allowing the balcony to feel like an extension of the room, whether for a morning coffee or a meal outside.

The adjoining snug/library offers somewhere quiet to read or watch a film. Its glazed doors open to steps leading down to the garden. A study and cloakroom with shower room and guest WC provide further flexibility to the accommodation on this level.

Upstairs, glazing on two sides brings the river view up to Noss Mayo into the principal bedroom, while doors open onto a large balcony with outstanding views of the estuary. A walk-in dressing area and en suite complete the principal bedroom. There are three further bedrooms, two doubles and one single with recently-fitted office furniture, a family bathroom with a freestanding bath and an additional shower room on this level. All the bedrooms are light and bright, with views over the estuary.

The versatile lower-ground floor studio has space for sleeping, sitting and dining, together with a kitchenette and shower room. Doors lead directly outside to a terrace, providing a separate entrance if required or simply another access point to the garden. Previously used to accommodate a lodger, this part of the house could also suit visiting family and friends or multigenerational living. Alternatively, it could be used as a games room, cinema room, gym, workshop or craft room, with space for additional storage.

There is underfloor heating on the ground floor and lower ground floor. Hot water is driven by solar power and gas.





Outside

The well-established garden lies below the house. Balconies adjoining the main living space and principal bedroom make the most of the views along the Yealm, while the lower-ground studio has direct access to the garden, with its attractive pond, mature trees (apple, pear, bay, fig) and shrubs.

At the front, the entrance is approached from Lower Court Road, with a gravelled area used for parking up to 3 cars alongside the house. The property has a garage, plus solar panels linked to a large (10 kw) battery and an EV charging point,

The Setting

Newton Ferrers sits above the River Yealm, opposite Noss Mayo, in a place where church bells, boats moving with the tide and children crabbing along the shore are familiar scenes. The village has a primary school, shops and places to stop for coffee; a morning walk can just as easily become a chance to catch up with friends and neighbours. Clubs, societies and an active sailing community bring people together throughout the year. At weekends, the coast path, nearby beaches at Mothecombe and Cellars, and Dartmoor offer plenty of room to explore, while the river remains the focus for sailing or fishing with family.

Plymouth is within easy commuting distance, allowing a working week in the city to sit comfortably alongside life by the estuary. Its university, hospitals, shops, restaurants and cultural venues, including the Theatre Royal, broaden what is close to hand. Plymouth railway station provides mainline connections towards London and beyond.









Property Details

Services: Mains water, electricity, gas and drainage. There is underfloor heating on the ground floor and lower ground floor. Hot water is driven by solar energy and gas.

EPC Rating: Current 82 B, Potential 83 B. Rating B

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 at Yealmpton, take the B3186 signposted Newton Ferrers. Continue into the village towards the centre, passing Marchand Petit's office on your right. Take the next right into Court Road. After approximately half a mile, turn left into Lower Court Road; the property is a short distance along on the left.

Viewing

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

Key Features;

- Magnificent panoramic views over the Yealm estuary: southwards and westwards to the harbour and deep water moorings and eastwards up to Noss Mayo.
- Approximately 2,800 sq ft (261 sq. metres) of accommodation
- Open-plan kitchen, dining and living room with a glazed corner seating area and stunning views
- Large southerly balcony overlooking the estuary and deep-water moorings
- Principal bedroom with walk-in dressing area, en suite and large balcony overlooking the estuary and deep water moorings.
- Three further bedrooms and two bathrooms; flexible lower-ground studio with kitchenette, shower room and direct garden access
- Located on a private no-through road in Newton Ferrers
- Garage, recently installed solar panels linked to battery and EV charger





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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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