

SUNNYMEAD

NOSS MAYO



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Sunnymead | Noss Mayo | Plymouth | Devon | PL8 1EN

Thoughtfully renovated to an excellent standard, Sunnymead occupies an elevated and enviable position close to the centre of Noss Mayo. Dating from the 1930s, the sun streams into this delightful property, which has undergone a programme of modernisation in recent years. Whilst retaining many of its charming period features, Sunnymead has been remodelled and beautifully appointed to suit modern living requirements.

From the moment you arrive at its charming red front door, a feeling of cheerfulness flows throughout this home, which is positioned perfectly to make the most of the natural light through its large bay windows, typical of a 1930s property. The newly fitted kitchen, utility and bathroom create a fresh, contemporary feel, and the exceptionally spacious sitting/dining room, with large bay windows, overlooks the surrounding countryside and the beautiful coastal village of Noss Mayo. The property also enjoys two generous bedrooms.

Outside, the front terrace is perfectly positioned to enjoy the surrounding views. The drive is owned by the property and widens towards the top to provide parking. The neighbouring property has a right of way over the drive for access.

Agents' note: The property previously had the benefit of planning permission (now lapsed) to create a substantial, light-filled dormer bungalow in this much sought-after location. The design encompassed a series of extensions, creating two full-size double bedrooms, plus an extra-large principal bedroom with an en-suite bathroom and dressing room. In addition, it would have provided an extensive kitchen with a spacious adjoining dining area. A proposed first-floor living room, with the addition of two dormers and the change from hip to gable ends, would have created a bright, spacious room with high ceilings and picture windows to the front and rear, taking in the surrounding views. This might be something a future owner might wish to explore again.

The twin villages of Newton Ferrers and Noss Mayo straddle the Yealm Estuary. The property is in a secluded position within yards of Noss Hard. Long walks are available from the doorstep, along the estuary and around the National Trust headland of The Warren. Both The Ship and The Swan inns are a short walk away, and there are well cared-for tennis courts around 50 metres from the property. Newton Ferrers has a range of facilities including a shop, post office and primary school, while more comprehensive amenities can be found in nearby Yealmpton (about four miles away), Modbury, Ivybridge and Plymouth (about 12 miles distant). Deep-water moorings and slipway facilities are located around the Yealm Estuary.



Property Details

Services: Mains water, electricity, gas and drainage.

EPC Rating: Current: D - 68, Potential: B - 84, Rating: D

Council Tax: Band E

Tenure: Freehold

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

Directions

From the A379 in Yealmpton, take the B3186 to Newton Ferrers. Continue past Marchand Petit's office and take the first left turning down Bridgend Hill. Continue around the head of the creek and keep on this road until reaching the church. At this point turn right into Revelstoke Road and continue down the hill, on the sharp right hand bend turn left then turn right opposite the tennis court car park into Foundry Lane. Sunnymead can be found after a short a distance on the left hand side.

Viewing

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

Fixtures & Fittings

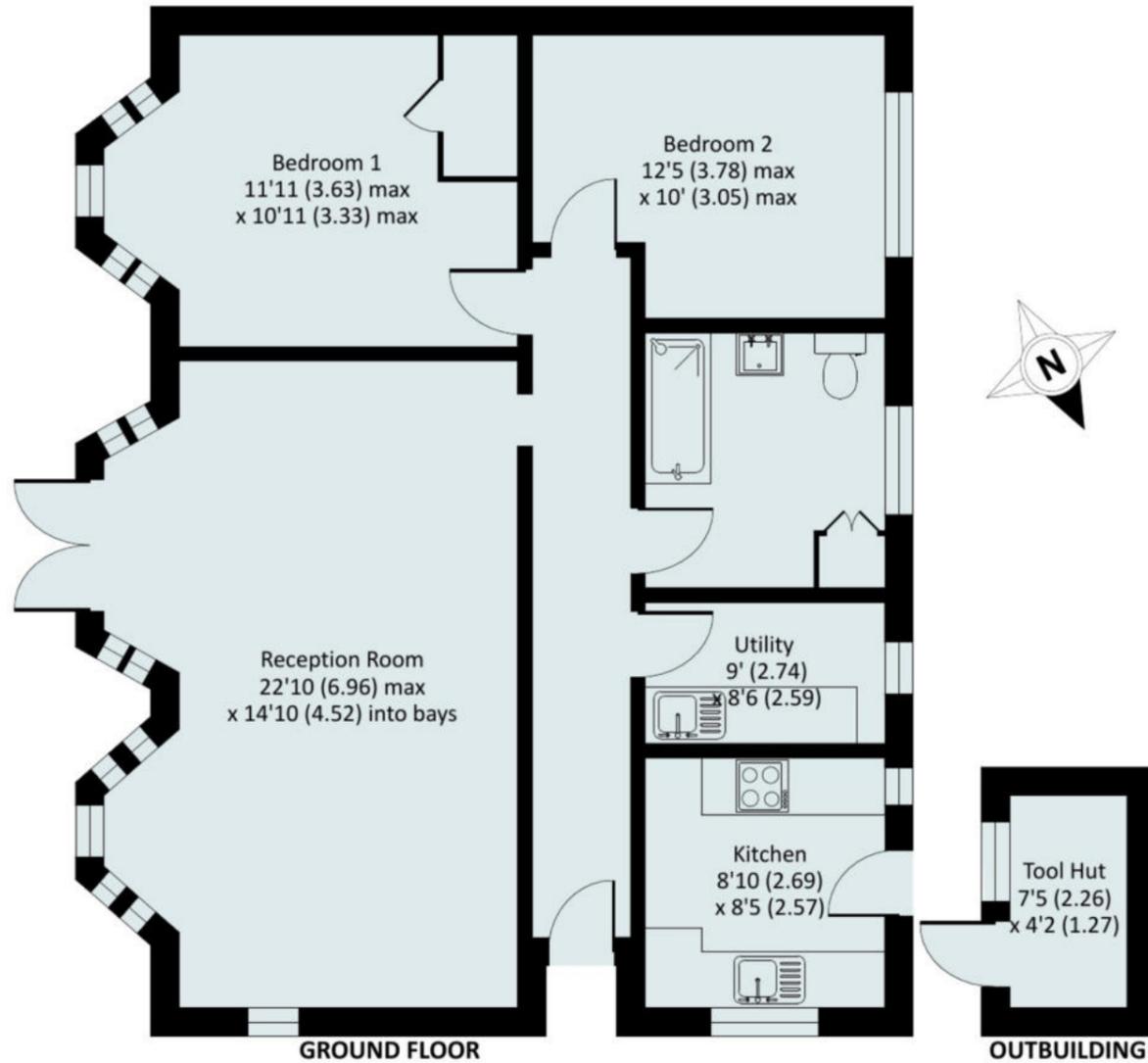
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Key Features:

- Renovated 1930s home in an elevated position near the centre of Noss Mayo.
- Bright, light-filled interiors with bay windows and a spacious sitting/dining room.
- Modern kitchen, utility, and bathroom; two generous double bedrooms.
- Front terrace with views; private driveway with parking (shared access).
- Lapsed planning permission previously granted for substantial extension.
- Yards from Noss Hard, estuary walks, and National Trust land.
- Short walk to local inns and tennis courts.
- Good access to amenities in Newton Ferrers, Yealmpton, Modbury, Ivybridge, and Plymouth.



Approximate Area = 893 sq ft / 83 sq m
 Outbuilding = 31 sq ft / 2.8 sq m
 Total = 924 sq ft / 85.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Marchand Petit Ltd. REF: 1092016

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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.

Dartmouth
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Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
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Salcombe
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Totnes
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Lettings
01548 855599

Prime Waterfront & Country House
01548 855590