



Luscombe Maye

Since 1873

Court Road, NEWTON FERRERS, South Devon

3 2 2



Discover a truly unique lifestyle opportunity within this delightful, spacious 3-bedroom first floor apartment, set within a sympathetically converted Georgian house. Perfectly positioned in the heart of the village and offering access to magnificent communal gardens and grounds, this property presents an exceptional blend of historical grandeur and modern comfort.

The apartment itself features a charming kitchen/breakfast room, alongside a welcoming drawing room distinguished by a period-style cast iron fireplace with a marble hearth and wooden surround, creating a classic focal point. Accommodation includes a primary bedroom with an en-suite shower room, two additional bedrooms, and a family bathroom.

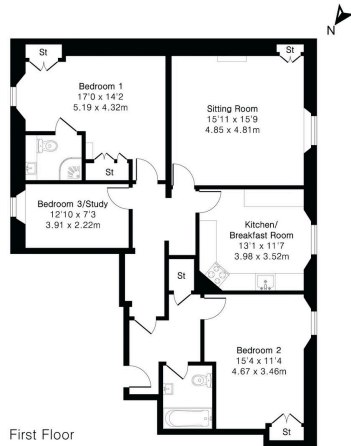
The true allure extends beyond the apartment walls. Residents enjoy the magnificent communal gardens, meticulously maintained to provide a serene and expansive outdoor escape right on their doorstep. A refreshing swimming pool further enhances the lifestyle on offer, perfect for relaxation and enjoyment during warmer months. Practical needs are met with ample communal parking, and a wooden garden shed, together with large communal basement offers invaluable storage for the owners.

VERIFIED MATERIAL INFORMATION

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/92pkqHJ7NTscjsp6FEJt1B/view>). Alternatively, you can contact our team for this information.



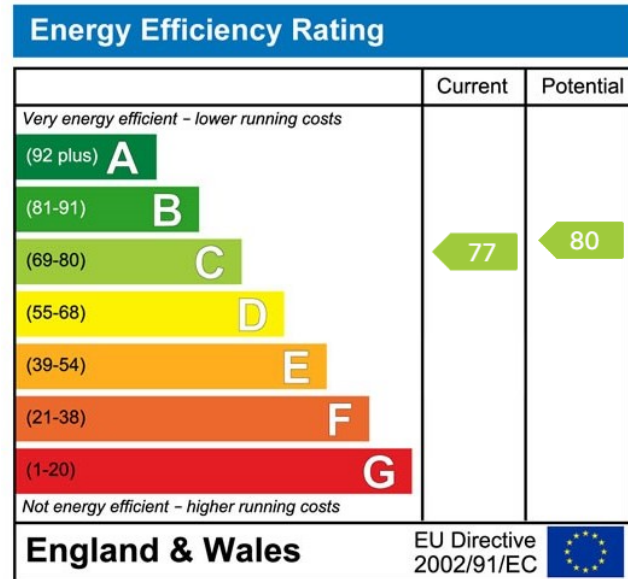
Approximate Gross Internal Area 1168 sq ft - 109 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- First floor apartment
- Popular central village location
- Residents parking
- Primary bedroom with ensuite shower room
- Residents' swimming pool
- Elegant conversion of Georgian rectory
- Extensive communal gardens
- Basement storeroom and garden shed
- 2 further bedrooms and bathroom
- No onward chain



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



Newton Ferrers:
 Newton Hill, Newton Ferrers PL8 1AA
 01752 872417
 newtonferrers@luscombemaye.com
www.luscombemaye.com