

WRESCOMBE COURT

NEWTON FERRERS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

**Wrescombe Court | Newton Ferrers |
Plymouth | Devon | PL8 2NL**

Nestled in a quiet corner of the South Devon countryside, just minutes from the Yealm Estuary, this Grade II-listed former bank barn has been beautifully renovated and extended in recent years, creating a warm and welcoming 5,839 sq ft home. The grounds extend to eight acres of parkland, with wildflower meadows, a natural lake, grazing, and woodland.

Mileages

Yealmpton (1.5 Miles) | The A38 (7 miles) | Exeter M5 (42.1 miles) |
Plymouth (7.9 miles) Mainline rail services (8.1 miles) to London
Paddington (All mileages are approximate)

Accommodation

Lower Ground Floor

Sun Terrace with Hot Tub / Games Room, WC, Sauna

Ground Floor

Library / Reception Room, Two Bedrooms with En-suites,
Kitchen / Dining Room, Laundry Room, WC

First Floor

The Great Hall, Bedroom with En-suite

Second Floor

Principal Bedroom with en suite and dressing room, Bedroom / Study

Outside

Quadruple Car Port, Workshop, 8 Acres of parkland, with wildflower meadows, a natural lake, grazing, and woodland

Newton Ferrers Office

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Prime Waterfront & Country House

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Tucked away in the South Devon countryside, Wrescombe Court is a Grade II listed, five-bedroom former bank barn, now reimagined as an elegant country home extending over 5,839 sq ft. Originally constructed in the early 1800s to serve local farms, Wrescombe Court was built using traditional materials: granite quoins, dressed stone walls, and a slate roof. It underwent its initial residential conversion in the 1990s and has since been sensitively expanded and renovated by the current owners. Accessed via a quiet country lane, the house is discreetly positioned beyond a gated gravel driveway that opens into a central courtyard. The arrangement allows for ample parking and includes a four-bay car port, a sizeable workshop, and a wood store. Residents of the area are eligible for mooring rights and kayak storage on the River Yealm, making this location especially appealing for those drawn to life on the water.

Much of the original character of the barn has been beautifully preserved. Intimate, atmospheric spaces are complemented by rooms of exceptional scale and presence—among them, the Great Hall with its galleried landing above, and the newly extended games and leisure room, which opens directly onto a sun terrace with hot tub, framing far-reaching countryside views. The interiors have been thoughtfully curated to honour the building's heritage while serving as a warm and welcoming family home. The palette leans into soft, earthy tones, accentuating original architectural features—exposed beams, slate flagstones, and open fireplaces—all set against bespoke joinery and natural textures. The front door is positioned on the west-facing side of the house and opens into a welcoming entrance hall that immediately sets the tone. This spacious room can be enjoyed as a library, with its floor-to-ceiling bookshelves, or as a cosy, atmospheric snug. An impressive feature fireplace with wood-burning stove, exposed beams and stonework, and flagstone flooring all enhance the character of this wonderful space. On this level, two exceptionally spacious double bedrooms border the entrance hall, each with its own bathroom and garden outlook. A door in each opens directly onto the front garden and courtyard, lending a strong sense of connection to the landscape beyond.

The impressive farmhouse-style kitchen is designed for both functionality and enjoyment—ideal for entertaining, and very much a cook's kitchen. With a six-oven AGA at its heart, custom cabinetry, and a nod to deVOL in the hardware, this kitchen doesn't disappoint. A large breakfast area opens to a sunlit terrace via glazed double doors, perfect for al fresco meals or morning coffee. The Great Hall is a remarkable room with a vaulted ceiling and a magnificent open fireplace, ideal for gathering in winter. It offers ample space for both formal dining and relaxed evenings by the fire, making it a fabulous setting for entertaining or family gatherings. A bedroom with en suite completes this floor.

A galleried landing above gives access to the principal bedroom suite, which includes a walk-in dressing area and en suite bathroom with both a bath and a walk-in shower. Another double room, currently arranged as a music room, offers potential as a study or further bedroom.

The most recent addition to the house is a lower-ground extension: a multipurpose space for games or leisure, complete with sauna, cloakroom, and generous storage. Large sliding doors open onto a lower terrace where a cedar hot tub and outdoor shower allow full enjoyment of this peaceful retreat. Upstairs, a purpose-built laundry room has been designed to make even the most routine tasks more enjoyable.





The parkland surrounding Wrescombe Court plays an integral role in the property's restorative setting. Thoughtfully planted borders wrap around a series of stone terraces, while gently rolling lawns extend outward—perfect for hosting informal gatherings or providing space for play and rest alike. A long concrete polished dining table and wood burning pizza oven set the stage for summer evenings, with various seating areas placed to follow the arc of the sun.

Further afield, the landscape transitions into wildflower meadows and young native woodland, part of an ongoing rewilding effort that supports pollinators and local wildlife. At the centre lies a lake with a timber pontoon and a shepherd's hut, available by separate negotiation.

Raised beds, two greenhouses, and a chicken coop form a thriving kitchen garden, offering the opportunity for a more self-sufficient lifestyle.

A paddock provides an excellent area of land for those looking to keep a pony or create a smallholding and require grazing.

Wrescombe Court enjoys a much-favoured setting within Devon's South Hams, a region celebrated for its unspoilt coastline, wooded valleys, and riverside villages. Set in the heart of an Area of Outstanding Natural Beauty, the twin villages of Newton Ferrers and Noss Mayo offer an enviable coastal lifestyle. Overlooking the peaceful Yealm Estuary, this sought-after location is a haven for sailing enthusiasts and nature lovers alike. With the shimmering waters of the Yealm just moments from the property, it's an unrivalled setting for those drawn to life on the water, whether setting sail for coastal adventures, paddleboarding along tranquil inlets, or plunging into sheltered waters for a cold-water swim.

The children's sailing school at the village yacht club provides a perfect opportunity for young sailors to learn the ropes. The villages also offer a strong sense of community, with everything close at hand: a village co-op, post office, pharmacy, two churches, and a selection of three welcoming pubs, plus a popular delicatessen/café, a buzzing hub of village life, all just a stroll from the property. A thriving yacht club and a well-regarded primary school within walking distance add to the appeal. Throughout the year, the villages come alive with events, from regattas to festive gatherings.

For those who love the outdoors, spectacular coastal and countryside walks are on the doorstep, including the breathtaking South West Coast Path and National Trust-owned shoreline just moments away. With picturesque woodland trails and hidden coves waiting to be explored, the area offers a perfect balance of adventure and tranquillity. The nearby city of Plymouth provides a vibrant cultural scene, excellent transport links, and a highly regarded university, making it convenient for work, study, and leisure. For beaches, Mothecombe is just 15 minutes away, with a summer restaurant in the former schoolhouse.

Local schools include both state and independent options such as Devonport High School, Plymouth College, Ivybridge Community College and Coombe Dean, all with excellent bus links from the village. The well regarded Newton Ferrers Primary School is a popular choice for the early years, alongside Venture: an OFSTED Outstanding Kindergarten in nearby Yealmpton. Inspired by the Scandinavian approach to education, it offers autonomous outdoor learning with access to the Kitley Estate and its woodlands—and on Fridays, they decamp to the spectacular Mothecombe Beach.









Property Details

Services:	Mains water, electricity and gas. Private drainage.
EPC Rating:	Current: D - 55, Potential: C - 74, Rating: D
Council Tax:	Band G
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 01803 861234
Public Right of Way:	A public footpath runs through a corner of the grounds, well away from the house.

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 Plymouth, take the A379 Kingsbridge road through Brixton. After about a mile, before Yealmpton and immediately after the entrance drive to Kitley House Hotel, turn right towards Newton Ferrers. (From Exeter/Kingsbridge on the A379, pass through Yealmpton until reaching Ben's Farm Shop on the right, then turn left.) Continue down the hill, over Puslinch Bridge and up through the woodland. Turn right opposite the woodland burial ground. Proceed down the lane and take the first drive on the right into the group of buildings known as Wrescombe. The exclusive gateway to Wrescombe Court is directly ahead.

Viewing

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

Key Features:

- Over 5,839 sq ft of elegant living space in a beautifully converted Grade II listed former bank barn
- Five bedrooms and multiple reception rooms, including a vaulted Great Hall and a newly extended games/leisure suite
- 8 acres of landscaped parkland, including a paddock for grazing, a wildlife lake with pontoon, wildflower meadows, young and mature woodland.
- Historic charm meets modern comfort – exposed beams, slate flagstones, open fireplaces, and bespoke joinery throughout
- Farmhouse-style kitchen with six-oven AGA, custom cabinetry, and double doors opening to a sunlit terrace, perfect for entertaining
- Luxury lifestyle extras – cedar hot tub, sauna, outdoor shower, pizza oven and a polished concrete dining table for al fresco dining
- Thriving kitchen garden with raised beds, two greenhouses, and a chicken coop for a sustainable, self-sufficient lifestyle
- Mooring rights and kayak storage on the River Yealm, perfect for sailing or paddleboarding enthusiasts



Approximate Area = 5839 sq ft / 542.4 sq m

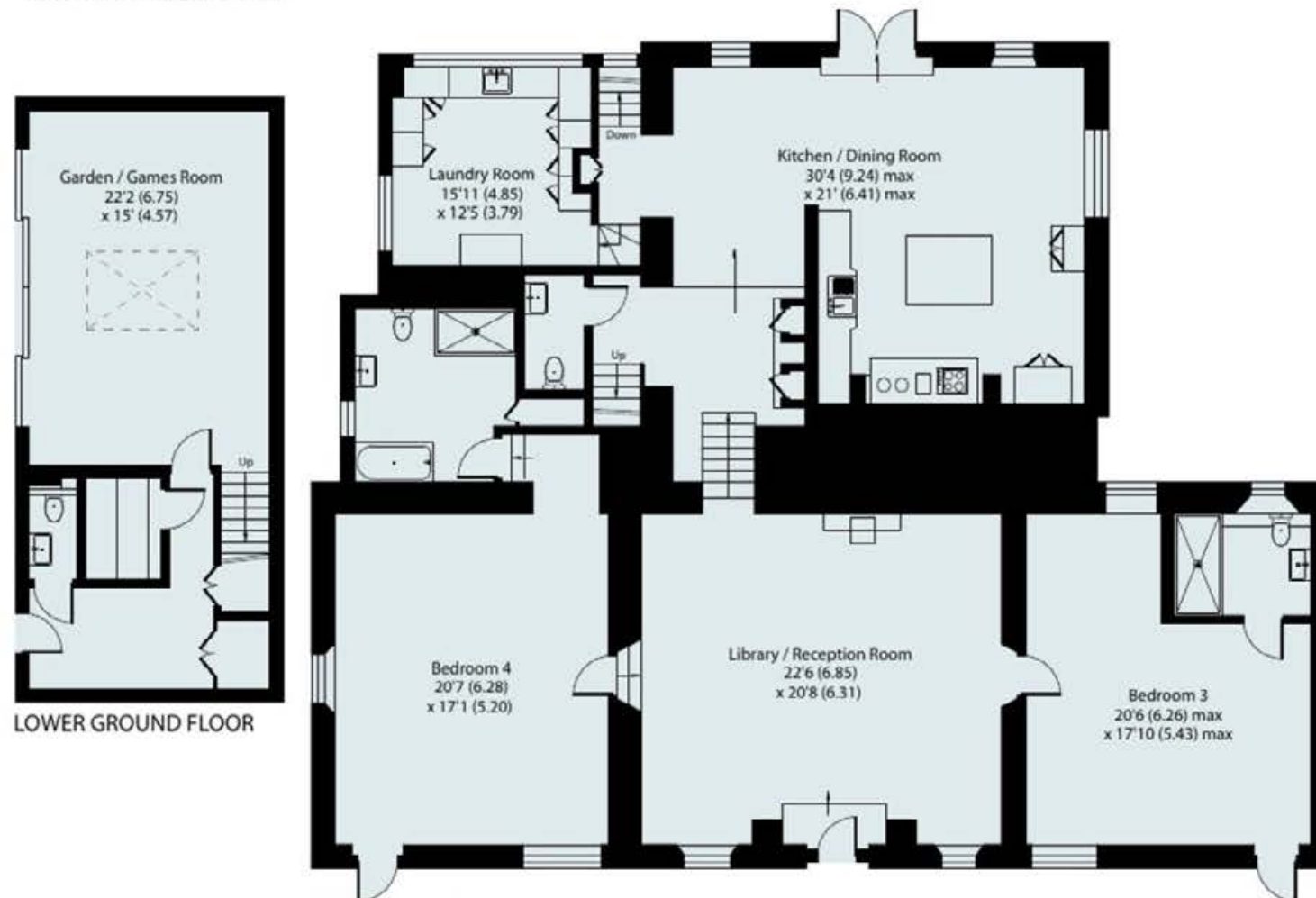
Outbuilding = 322 sq ft / 29.9 sq m

Total = 6161 sq ft / 572.3 sq m

For identification only - Not to scale



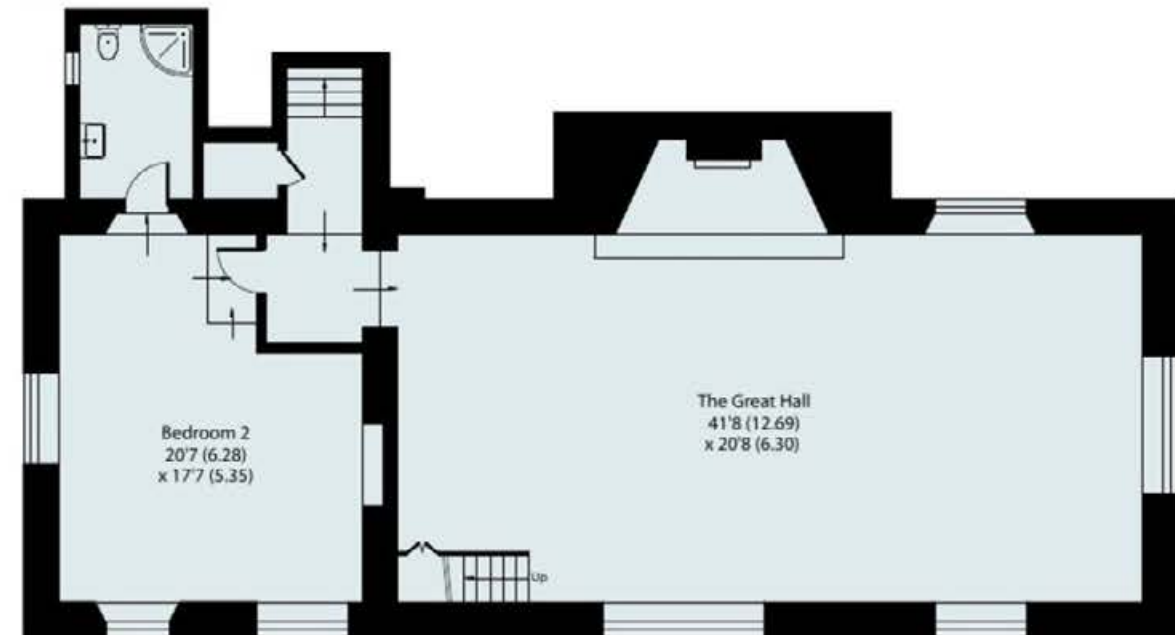
CARPORT / OUTBUILDING



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichécom 2025. Produced for Marchand Petit Ltd. REF: 1267465

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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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