



Luscombe Maye

Since 1873

# Revelstoke Road, NOSS MAYO, South Devon

Guide Price £675,000

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Set into the hillside, the house has an understated elegance, clean lines, a calming palette of natural light, and a position chosen for the view. Expanses of glazing draw the outside in, with sweeping, ever-changing estuary panoramas as the backdrop.

The accommodation feels both generous and well zoned and ideal for entertaining. The kitchen sits alongside the dining area, and the main reception room is oriented to make the most of the estuary outlook. There are three bedrooms, including a primary suite with en suite shower room, and a family bathroom. From the living area, two sets of patio doors lead out onto a full-width balcony that functions as an outdoor sitting room, perfect for aperitifs at sunset or an unhurried breakfast in the sea air.

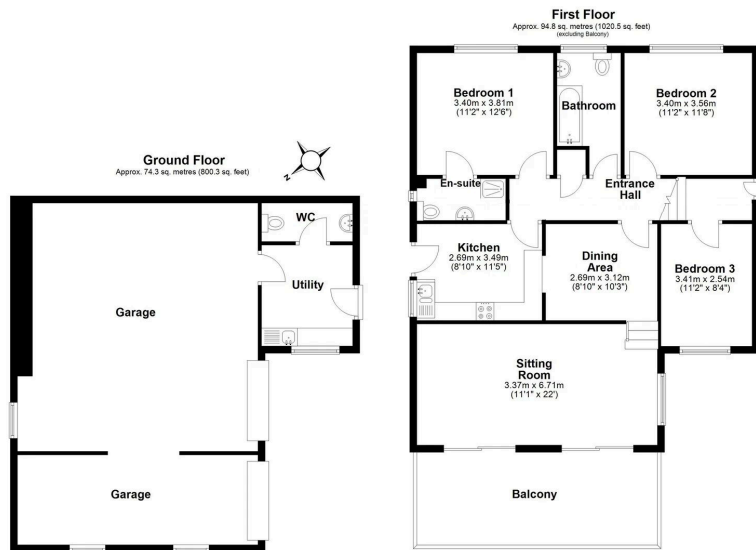
On the lower ground floor there is a utility room and cloakroom, together with a substantial double garage with workshop space offering excellent storage, secure parking and windows with estuary views. The footprint lends itself to alternative uses such as a studio, boathouse or ancillary accommodation (subject to the necessary consents).

Outside there is scope to terrace the rear garden to create a secluded and sheltered haven, whilst the west facing level front garden is perfectly positioned to take full advantage of the glorious views until the sun sets. A shared driveway leads to two private parking spaces, positioned in front of the garage.

**VERIFIED MATERIAL INFORMATION** To ensure legal compliance, we require our sellers to complete 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/2ap9KhySNMFGE61SrED4W9/view>

Tenure: Freehold  
Council tax band: F  
EPC rating: D





Total area: approx. 169.2 sq. metres (1820.8 sq. feet)

- Elevated setting with impressive, panoramic estuary views
- Beautifully presented throughout
- West facing level garden with glorious aspect
- Shared drive leads to 2 private parking spaces in front of the garage
- Direct access to outstanding coastal and estuary walks
- Detached three-bedroom home in a peaceful, waterside village
- Full-width west facing balcony ideal for relaxing or entertaining
- Expansive double garage and workshop with scope for conversion (STP)
- Walking distance to local amenities
- No onward chain



Use the QR code for further "Material Information" about this home

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



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