



Luscombe Maye

Since 1873

Ford Road, WEMBURY, South Devon.

Sale By Tender £440,000

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The Cottage Luscombe Maye is delighted to bring to market West Wembury Cottage, a detached home situated within the sought after South Hams village of Wembury, which is being sold with no forward chain and comes with double stables and 2.4 acres of paddocks where the current owners have historically kept ponies.

The property is a spacious three bedroom cottage enjoying a large garden and character features. The accommodation offers entrance hall, living room, dining, kitchen, and lean-to conservatory, laundry/utility, shower room and access to the rear garden from the ground floor. Stairs lead to the first floor where three bedrooms and a family bathroom are located. Outside, the property has an west facing, level rear garden with views across the valley to West Wembury, mainly laid to lawn with a double timber stable block and access to the paddocks.

There is a vehicular width entrance on the west side of the cottage which leads into the garden area from the road and this provides the parking area for the cottage. By reference to the below floorplans, West Wembury Cottage extends to a total internal floor area of 1318 square feet (123 square metres).

The Land The terrain of the paddocks features a gentle slope, with the lowest altitude at 60 metres above ordnance datum (AOD) and the highest at 70 metres AOD. The slope descends from southeast to northwest. The land use is predominantly agricultural, accounting for 98.31% of the Site 2. The entire Site is classified as Grade 3 (Good to Moderate) agricultural land 3.

Paddock 1 0.89 acres Paddock 2 1.483 acres

The land adjoins the rear garden at West Wembury Cottage but there is a separate access off Church Road into the paddocks.

AGENT NOTE Site plans for identification purposes only. Not to be relied upon for conveyancing purposes.

DIRECTIONS <https://what3words.com/quitter.trespass.reclined>

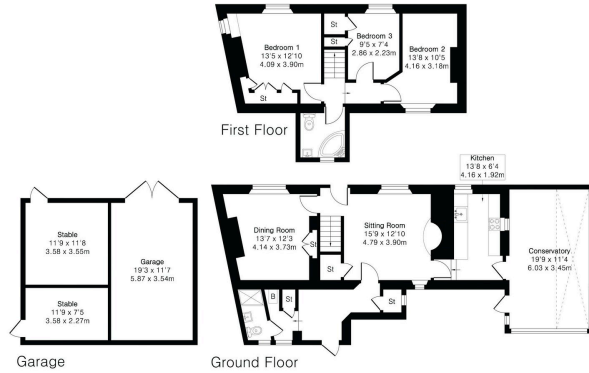


Approximate Gross Internal Area 1318 sq ft - 123 sq m
(Excluding Garage)

Ground Floor Area 867 sq ft – 81 sq m

First Floor Area 451 sq ft – 42 sq m

Garage Area 464 sq ft – 43 sq m



PINK PLAN

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.

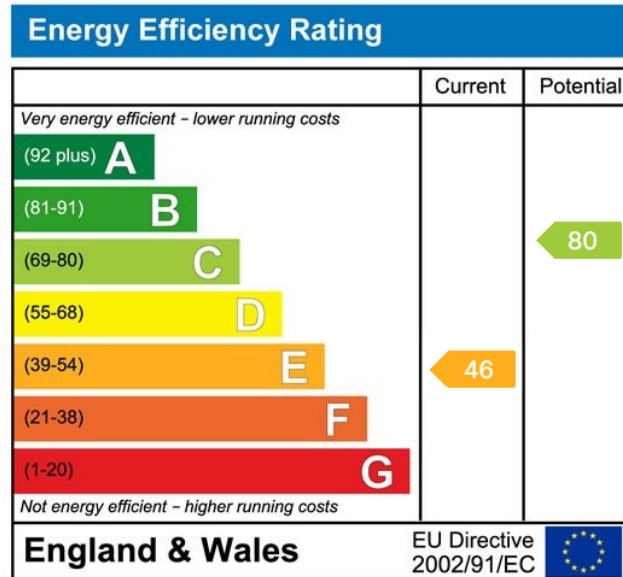


- Detached character cottage in need of modernisation
- Equestrian home with detached timber stables
- Gated entrance and off road parking
- 3 reception rooms, 3 bedrooms
- No onward chain
- Scope to extend (STPP)
- Approximately 2.4 acres of adjoining paddocks with separate entrance
- Central village location
- Easy distance to South West Coastal Path and Wembury beach
- For sale for the first time in nearly 40 years

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Use the QR code for further “Material Information” about this home



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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