

POINT HOUSE NOSS MAYO



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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Point House | Noss Mayo | Plymouth | Devon | PL8 1EW

A landmark waterfront home on the Yealm Estuary with private moorings, landscaped gardens and estuary frontage. Beautifully refurbished and extending to almost 3,600 sq ft, including an annexe, in one of South Devon's most sought-after waterside villages.

Mileages

A38 9 miles, Exeter 43 miles, Plymouth 12 miles, Local Shops, Riverside Pubs, Churches 0.5 miles (Distances are approximate)

Accommodation

Ground Floor

Sitting Room, Dining Room, Kitchen, Pantry, WC, Studio / Boot Room

First Floor

Bedroom with Ensuite, Bedroom, Bedroom / Snug, Laundry Room,
Family Bathroom

Second Floor

Bedroom, Ensuite Shower Room, Study/Dressing Area

Outside

Parking for 3-4 Cars, Waterfront Garden, Woodland Garden, Outdoor

Kitchen, Two Moorings

Annex

Two Bedroom Annex With Open Plan Kitchen / Living Area

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers, PL8 1AT

Prime Waterfront & Country House

01548 855590 | pwch@marchandpetit.co.uk

4 Broad Street, Modbury, PL21 0PS



Occupying one of the most distinctive positions on the Yealm Estuary, Point House is a landmark village house of 17th-century origins that enjoys direct frontage to the water, two private moorings, beautifully landscaped gardens and an exceptional outlook across one of South Devon's most picturesque estuaries.

Substantially refurbished in recent years, the house combines centuries of history with a style of living that feels entirely suited to its remarkable coastal setting. Positioned where the main estuary meets the creek leading towards Noss Hard, Point House enjoys an ever-changing panorama of water, woodland and village life, with views that shift throughout the day with the movement of the tide and changing light.

Recognisable as one of the village's landmark homes, the property occupies a commanding position close to the water's edge. Behind, mature woodland rises through the elevated garden, while in front, a series of terraces and lawns step down towards the estuary, creating an exceptional connection between house, garden and water.

Extending to almost 3,600 sq ft, including the annexe, the accommodation unfolds across three floors and has been arranged to make the most of both its character and its setting.

A welcoming entrance hall leads into a collection of beautifully proportioned reception rooms that provide flexibility for both family life and entertaining. The principal sitting room enjoys captivating views across the estuary and offers an elegant setting from which to watch the changing activity on the water throughout the year. Rich in character, the room retains the warmth and atmosphere expected of a house with such long-standing connections to the village.

At the heart of the house is a wonderfully sociable kitchen and dining room, where exposed timber beams, wide floorboards and original features reflect the heritage of this remarkable house. Open yet subtly defined, the rooms flow naturally together, creating a relaxed and inviting setting that readily adapts from family breakfasts and long lunches to evenings spent entertaining friends. An original fireplace anchors the dining area, while natural light and views towards the village beyond reinforce the connection between the house and its surroundings.

The kitchen has been thoughtfully designed around a striking electric-blue Range Cooker, complemented by bespoke cabinetry, stone flooring and generous work surfaces. A breakfast bar provides informal seating, while extensive preparation space makes the room equally suited to everyday living and larger gatherings.

Throughout the house, thoughtful interventions sit comfortably alongside its historic fabric. A walk-in pantry concealed behind a sliding door, a generous first-floor laundry room and a bespoke dog den tucked beneath the staircase are all examples of practical additions that make daily life feel effortless. Outside, a dedicated dog shower is perfectly placed for rinsing off sandy paws after coastal walks or time spent along the estuary's shoreline.

A separate studio and boot room provide valuable flexibility and are particularly well suited to home working, creative pursuits or the practicalities that accompany life on and around the water.





The first floor provides three bedrooms, including a generous guest suite with en-suite facilities. A further bedroom is currently arranged as a snug, offering flexibility as an additional bedroom, sitting room or study. A family bathroom completes this level.

Occupying the entire second floor, the principal suite enjoys a remarkable sense of privacy. Arranged as a dedicated retreat, it incorporates a spacious bedroom, study/dressing area and en-suite shower room, together with direct access to an elevated deck. From here, panoramic views extend across the estuary and surrounding countryside, creating a vantage point that is difficult to rival within the village.

Separate from the main house, the two bedroom annexe provides excellent independent accommodation or ancillary rental accommodation. Comprising an open-plan kitchen / living area, two bedrooms and shower room facilities, it is ideally suited to visiting family and friends, multigenerational living or as ancillary accommodation.

Outside, the gardens have been carefully landscaped to maximise enjoyment of the waterfront setting. A sequence of terraces, seating areas and lawns create spaces for dining, entertaining and quiet relaxation, each taking full advantage of the spectacular outlook across the estuary. An outdoor kitchen and covered terrace extend the entertaining space beyond the house, creating an effortless connection between inside and out during the warmer months.

Steps descend to the waterfront, where two private outhaul moorings provide direct access onto the Yealm Estuary and its outstanding sailing waters. Whether launching a paddleboard, stepping aboard a tender or simply sitting beside the water's edge, the relationship with the estuary is ever-present.

Beyond the formal gardens, the grounds continue upwards through mature woodland to an elevated terrace and treehouse. This upper section offers a completely different perspective, looking out across the estuary, village rooftops and surrounding countryside while providing a peaceful retreat from the activity below.

The twin villages of Noss Mayo and Newton Ferrers are widely regarded as among the most desirable waterfront communities in the South West. Situated within the South Devon National Landscape and surrounded by National Trust coastline, the area offers exceptional opportunities for sailing, paddleboarding, kayaking and coastal walking. The renowned Ship Inn and Swan Inn are both within easy walking distance, while Newton Ferrers provides a range of everyday amenities including a shop, post office, pharmacy, butcher, café and highly regarded primary school.

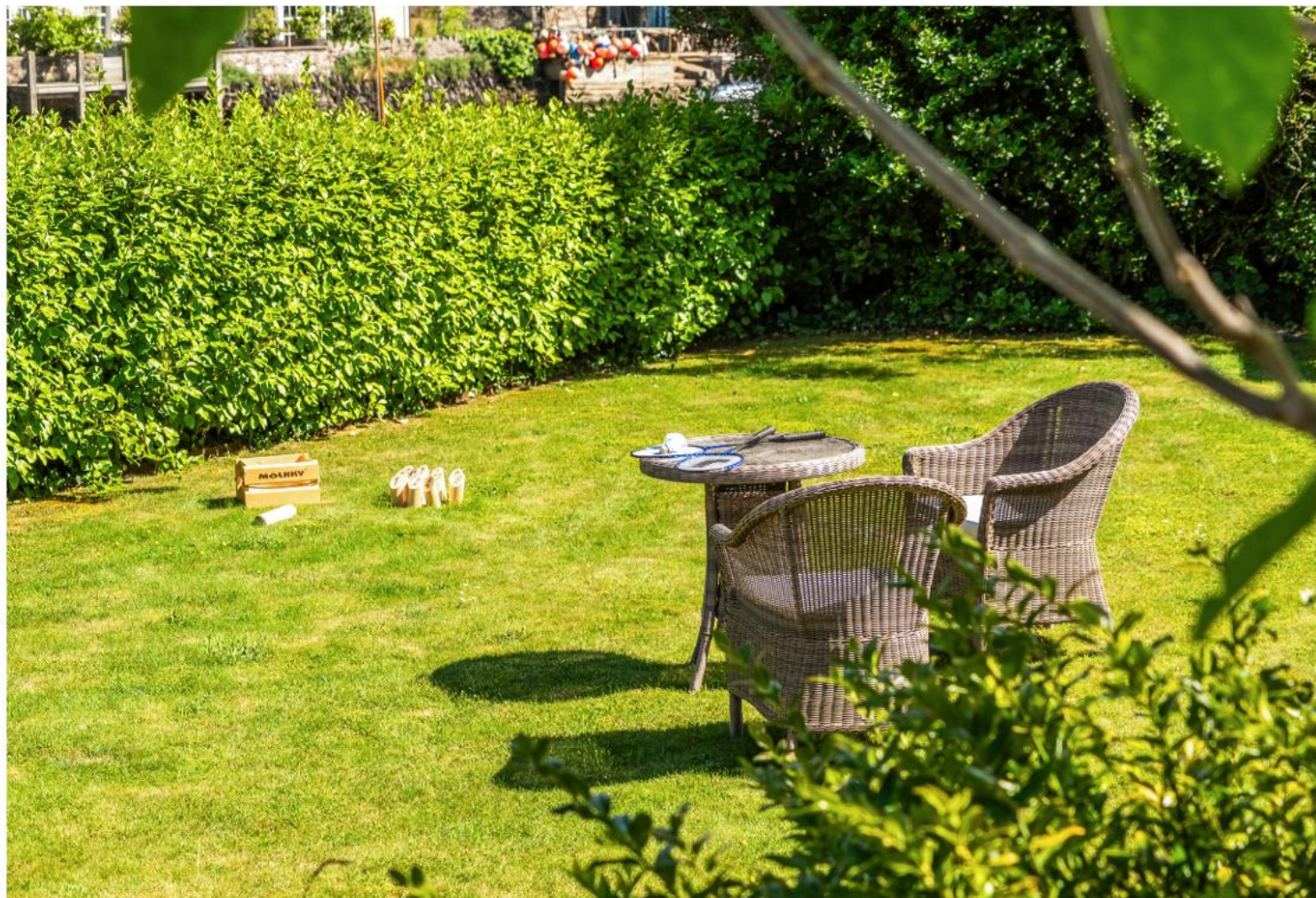
For those seeking wider connections, Plymouth lies approximately 25 minutes away and provides extensive cultural, educational and transport facilities, including direct rail services to London.

Point House represents a rare opportunity to acquire one of the estuary's most iconic waterfront homes; a house of considerable character and scale, thoughtfully updated for modern living and occupying an exceptional position at the very heart of village life.









Property Details

Services: Mains water, electricity, gas and drainage.
EPC Rating: Current: D - 65, Potential: B - 81, Rating: D
Council Tax: Band G
Tenure: Freehold
Authority South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 01803 861234

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 the A379 Plymouth to Kingsbridge Road at Yealmpton, take the B3186 signposted Newton Ferrers. Shortly after passing Marchand Petit's office on the right take the left fork signposted Noss Mayo and Bridgend. Continue down the hill, around the sharp bend at the head of the Creek, and follow the lane up in to Noss Mayo. Turn down right at the Church. Continue down the hill and around another hairpin bend. Continue straight ahead gently rising up into Passage Road to pass the back of The Ship Inn on the right. Follow the road and you will find Point House on the left hand side before the bend, there is parking to the left hand side of the property.

Viewing

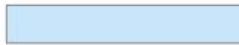
Strictly by appointment with the agent, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.

Key Features

- Landmark waterfront house in the heart of Noss Mayo
- Direct estuary frontage with two private outhaul moorings
- Beautifully refurbished character home with 17th-century origins
- Approximately 3,600 sq ft including detached two-bedroom annexe
- Principal suite with elevated deck and panoramic estuary views
- Landscaped waterfront gardens, terraces, outdoor kitchen and covered entertaining area
- Private parking for 3-4 cars, studio, boot room, pantry and bespoke dog-friendly features
- Walking distance to village pubs, National Trust coastline and sailing facilities



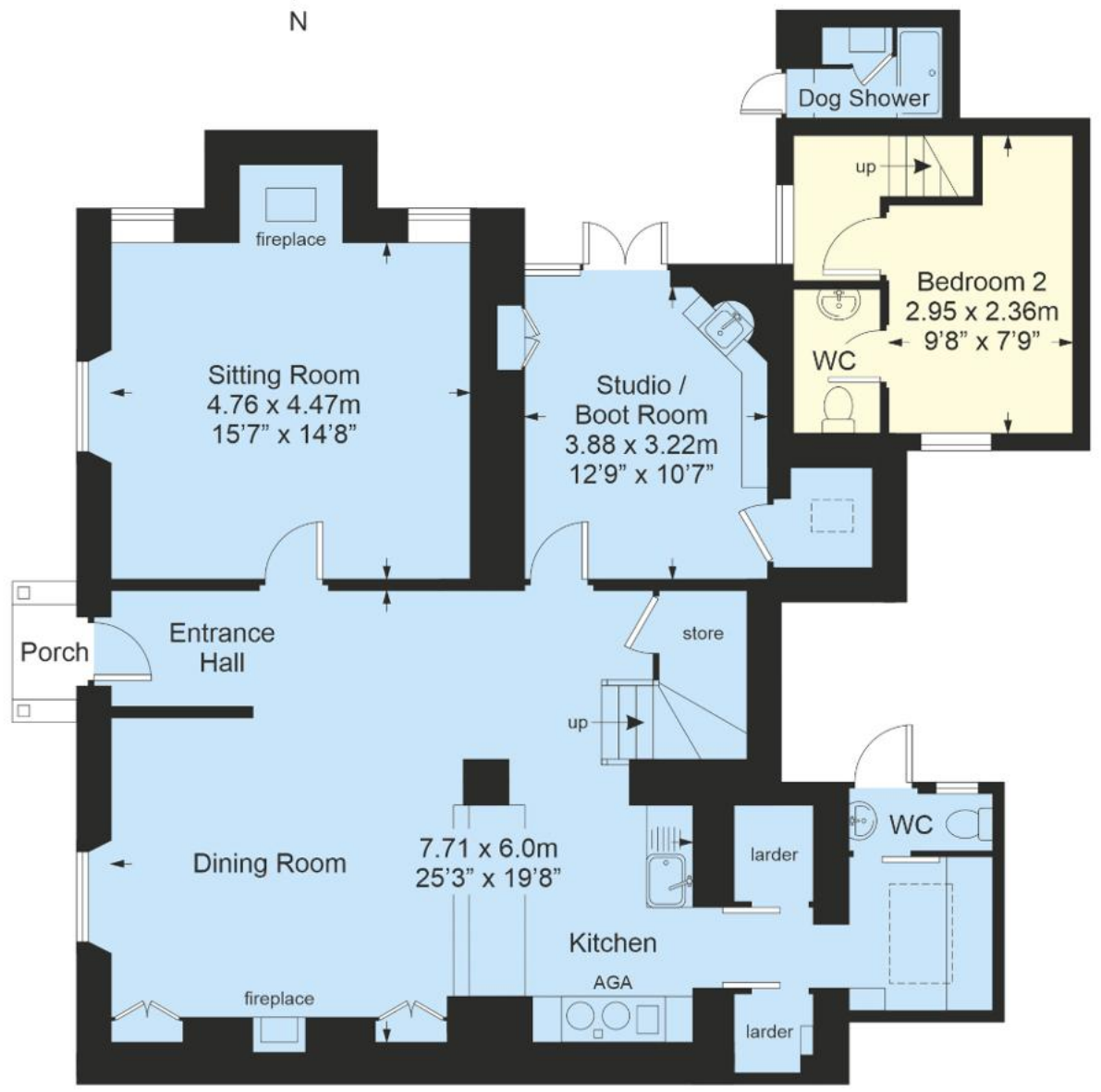
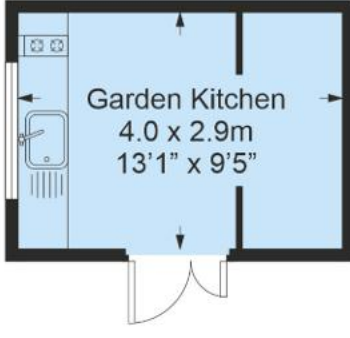
POINT HOUSE


 Total area 277 Sq.m
 (2982 Sq.ft) Approx.
 (Excluding Garden Kitchen)

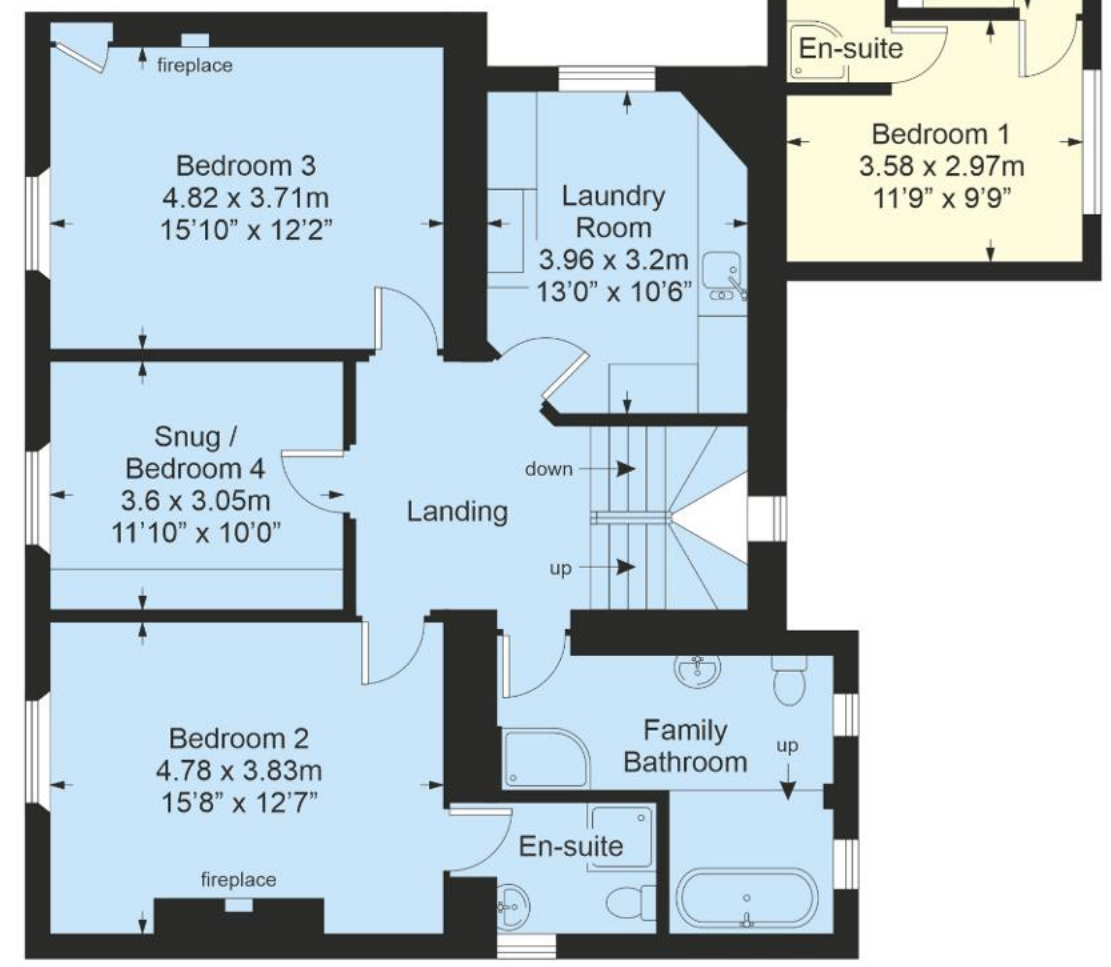
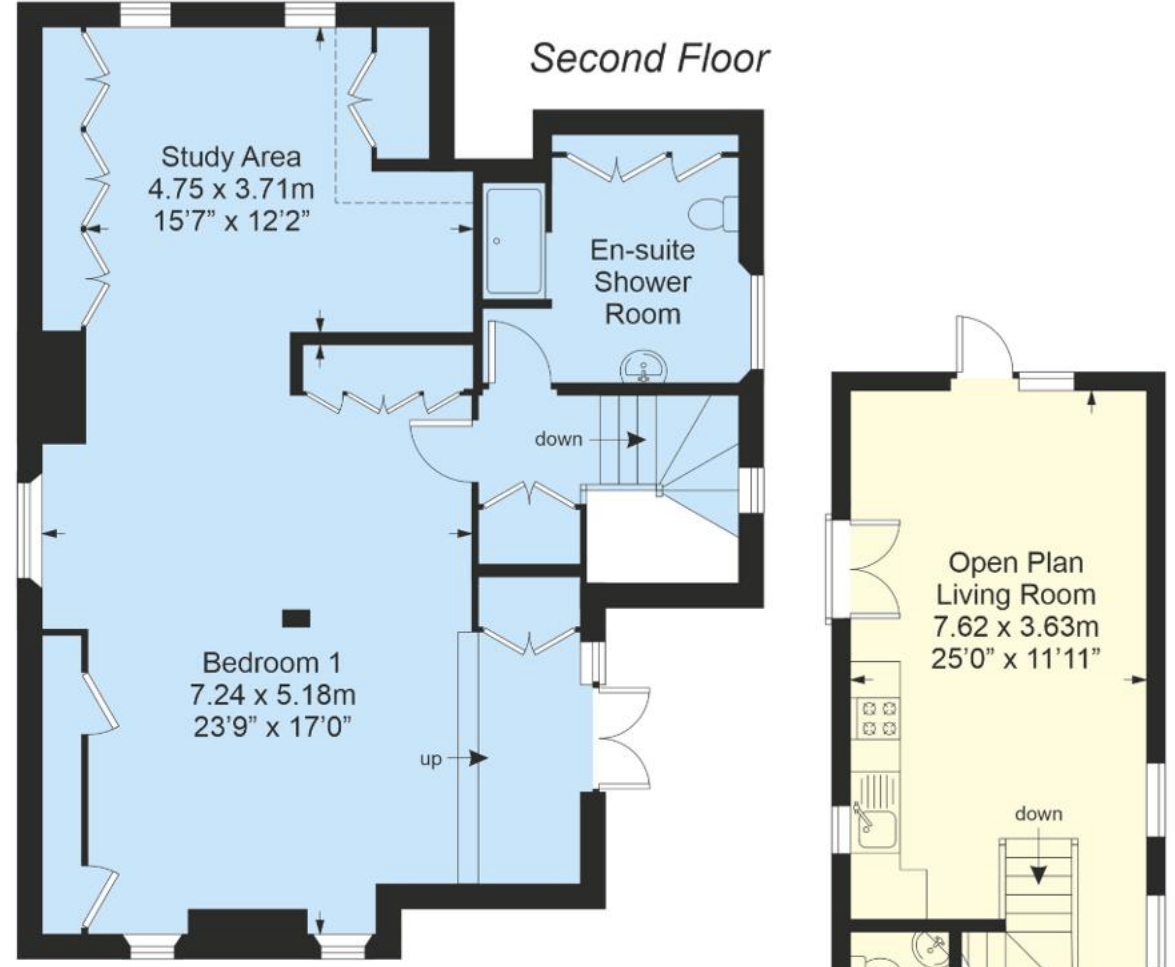
NB. This Floor Plan is for illustrative purposes only, all dimensions are approximate.

THE LOFT


 Total area 55.2 Sq.m
 (594 Sq.ft) Approx.



Ground Floor



First Floor

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

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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Kingsbridge
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Modbury
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Newton Ferrers
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Salcombe
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Totnes
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Lettings
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