

# FLAT 1 MOUNT HOWE

## NEWTON FERRERS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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# Flat 1, Mount Howe | 82 Court Road | Newton Ferrers | Devon | PL8 1DA

Fully renovated ground floor apartment in Newton Ferrers, with light, spacious interiors, two double bedrooms, luxury shower room, bespoke kitchen/dining room, sitting room opening onto a spacious, sun drenched south-west facing roof terrace, single garage and access to mature communal gardens.

Situated in a quiet elevated position on Court Road, Mount Howe is a small, exclusive development of just five apartments. Apartment 1 has been fully renovated to a high specification, offering light, spacious, and uplifting accommodation, with a private south-west facing roof terrace, mature communal gardens, and a single garage with electric door.

Perfect as a lock-up-and-leave retreat, a downsizer home, or a permanent residence, the apartment blends comfort, style, and practicality, all within easy reach of the village centre and coastal walks along the Yealm Estuary.

**Communal Entrance leading to the Private Entrance Hall** A welcoming entrance leads into the apartment, providing access to all principal rooms.

**Sitting Room** A generous double-aspect sitting room with windows to the side and two doors opening onto the south-west facing terrace. The terrace spans the width of the sitting room, offering panoramic views across the villages of Newton Ferrers and Noss Mayo, National Trust farmland and woodland, with glimpses of the sea. A feature fireplace with marble hearth and wooden mantel adds character and warmth.

**Kitchen/Dining Room** The high-spec, bespoke shaker-style kitchen features granite and oak work surfaces, integrated appliances, and a large bay window framing countryside views. The dining area flows seamlessly to the sitting room via a glazed door from both the kitchen and hallway, creating excellent circulation and a sociable layout.

**Bedrooms and Shower Room** Two well-proportioned double bedrooms offer comfort and light and are served by a contemporary, recently fitted shower room.

**Private Terrace** The apartment's terrace benefits from a sunny south-west aspect, ideal for alfresco dining, relaxing, or pot gardening, with uninterrupted views of the surrounding villages, woodland, and distant sea glimpses.

**Communal Gardens** The mature communal gardens are mainly laid to lawn with some paved terraces and mature fruit trees, providing a peaceful environment for quiet relaxation.

**Parking and Garage** The apartment includes a single garage with recently installed electric door, power, light, and window, as well as parking at the front.

Mount Howe occupies a prominent, elevated position within the village, offering easy access to the amenities of Newton Ferrers. The twin villages of Newton Ferrers and Noss Mayo provide a vibrant coastal lifestyle, including a co-op, post office, pharmacy, three pubs, delicatessen café, yacht club, primary school, and churches.

The Yealm Estuary is ideal for sailing, paddleboarding, and swimming, with woodland and coastal walks nearby, including the South West Coast Path and National Trust-owned shoreline. Plymouth lies approximately 10 miles away, offering a wider range of amenities, cultural attractions, university, and excellent transport links.



## Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

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

# Property Details

**Services:** Mains water, electricity and drainage.

**EPC Rating:** Current: E - 46, Potential: C - 75, Rating: E

**Council Tax:** Band E

**Tenure:** Leasehold with a share of freehold. 199 years from 1990 with the freehold of the property owned by a management company in which all owners hold shares. Apartment 1 contributes approximately £775.84 per quarter, to including building and garden maintenance, insurance and maintaining the common areas, etc.

**Authority** South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

## Key Features

- Fully renovated, high-spec ground floor apartment
- Sitting room with private south-west facing terrace and panoramic views
- Kitchen/dining room with bespoke shaker-style units, granite and oak surfaces
- Two double bedrooms, luxurious shower room
- Single garage with electric door and parking
- Mature communal gardens
- Quiet location within walking distance of village amenities

## 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, take the B3186 signposted for Newton Ferrers. Enter the village and at The Green turn right into Court Road. Mount Howe is on the right-hand side, just past Wrights Lane. Viewing parking is best on the roadside.

## Viewing

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

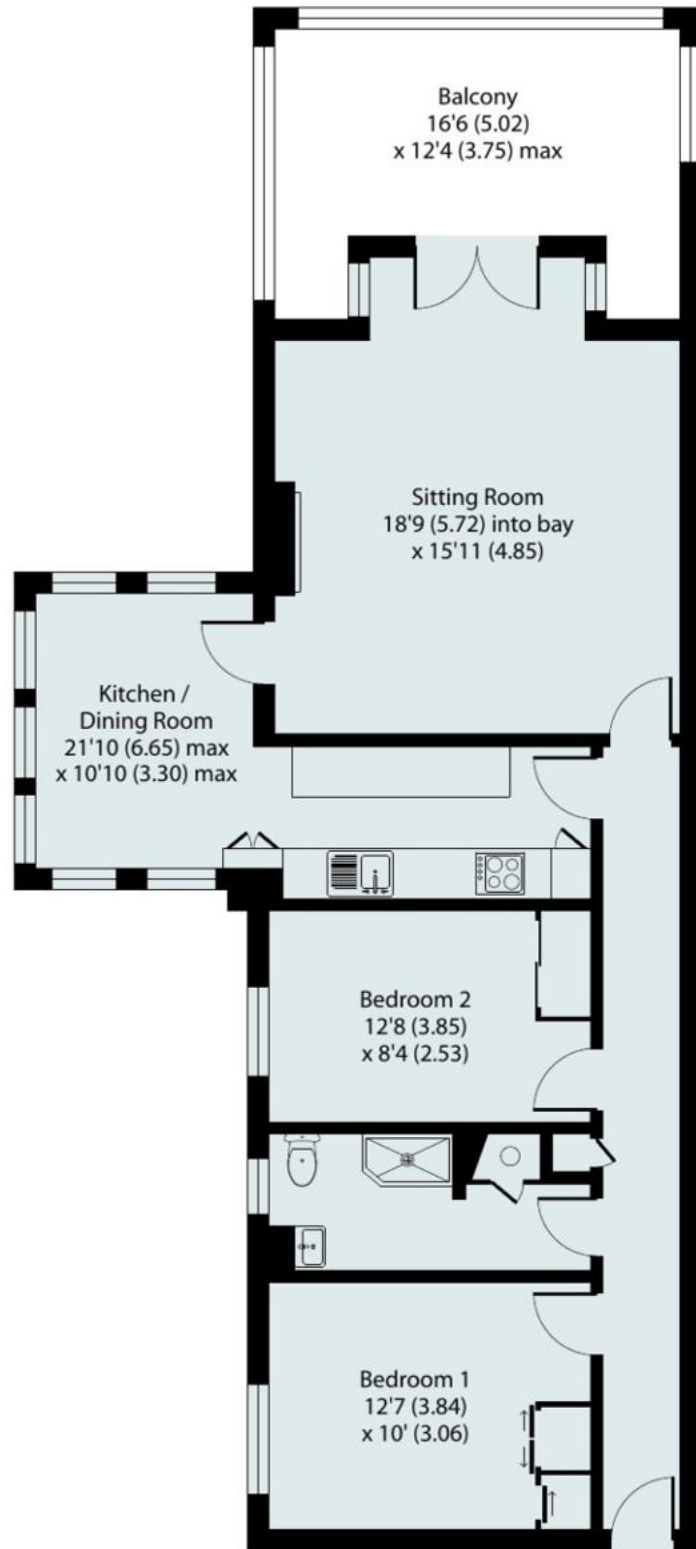


Approximate Area = 879 sq ft / 81.6 sq m (excludes balcony)

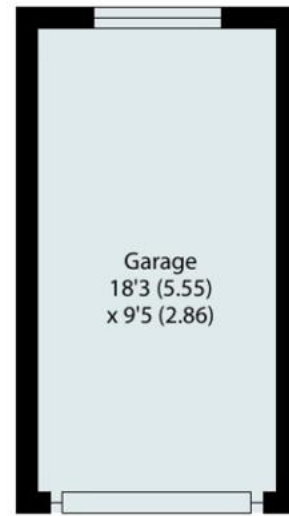
Garage = 171 sq ft / 15.8 sq m

Total = 1050 sq ft / 97.4 sq m

For identification only - Not to scale



GROUND FLOOR



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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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Marchand Petit Ltd. REF: 1349537

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