

HALDONHAY NEWTON FERRERS



MARCHAND PETIT
COASTAL, TOWN & COUNTRY



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**Haldonhay | Lower Court Road |
Newton Ferrers | Devon | PL8 1DG**

Detached four-bedroom Edwardian house in an elevated Newton Ferrers setting with estuary views, elegant reception rooms, bespoke kitchen, conservatory, study, heated pool, large gardens, double garage and the rare advantage of level access to the front door.

Mileages

Kingsbridge 16.5 miles, Plymouth City Centre 8.5 miles, A38 6 miles, Exeter/M5 38 miles, Mothecombe Beach 5 miles

(All mileages are approximate)

Accommodation

Ground Floor

Entrance Porch, Kitchen / Breakfast Room,
Drawing Room, Dining Room

Snug, Conservatory, Study, Utility, Shower Room, Guest WC,

First Floor

Landing, principal bedroom with en-suite, three further bedrooms and family shower room

Outside

Double Garage, Driveway, Gardens, Heated Pool and Terrace

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

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



Dating from around 1903, this detached home holds a long-established position within Newton Ferrers, occupying an elevated setting that has long marked it out as one of the village's notable houses. Historic photographs capture its early presence above the water, overlooking the unfolding estuary landscape and reflecting the confidence and elegance of its Edwardian origins. More than a century on, it remains an enduring part of the village scene, combining a sense of provenance with the rare appeal of a house that continues to enjoy such a distinguished setting.

Today, the house offers an appealing balance of character and lifestyle, set within established gardens and enjoying an elevated position above the estuary, yet within walking distance of the waterfront. Its handsome exterior, with distinctive bay windows and later additions that broaden the living space, opens onto generous stone terraces that create an immediate connection to the garden. The outdoor heated swimming pool adds another layer to its appeal, while the surrounding grounds and far-reaching outlook give the property the feel of a substantial and private village house, perfectly placed to enjoy both the setting and the water beyond.

The entrance porch provides a bright and welcoming point of arrival, with tiled flooring and glazing on three sides drawing in natural light from the south and east. Well-suited to house plants, it forms an inviting and generously proportioned introduction to the house, entirely in keeping with its period character. Of particular note, and unusually for the village, is the ability to drive directly to the front door and step inside on the level, a rare practical advantage that lends the house an exceptional sense of ease, both for everyday living and for welcoming guests.

Stepping through the entrance porch into the reception hall, the guest cloakroom is conveniently positioned immediately to the right. To the left of the entrance hall lies the dining room, a bright south-facing reception room enjoying an attractive outlook across the garden and towards the estuary. Tall windows, good ceiling height, cornicing and exposed timber floorboards combine to give the room both presence and character, while its proportions make it equally suited to formal entertaining and family dining.

The drawing room is set within the bay-windowed front elevation, one of the house's most distinctive architectural features. It enjoys an attractive outlook across the garden and towards the estuary, with the bay window drawing in excellent natural light and lending the room both depth and elegance. Period details, including the fireplace, cornicing and ceiling rose, further enhance its character, creating a comfortable and beautifully proportioned reception room.

The snug provides an inviting additional reception room, more intimate in character and particularly well suited to relaxed evenings by the fire. Arranged around a contemporary inset fireplace, it opens directly into the conservatory, creating a natural link to the terrace and swimming pool beyond. Used together, the two spaces work especially well for informal sitting, reading or entertaining, with an easy connection to the garden and pool terrace.

The conservatory is a beautifully light-filled space, overlooking the terrace and swimming pool and strengthening the connection between the house and garden. With glazed walls and a vaulted glass roof, it offers an inviting setting for informal dining, relaxed sitting or morning coffee, while doors opening directly onto the terrace make it particularly appealing in the warmer months, when it becomes a natural extension of the outside space. Beyond, and accessed directly from the conservatory, the study provides a useful additional room.





Set just beyond the main reception spaces, the kitchen/breakfast room has an easy, welcoming character, with morning sun streaming in and lending the room a bright and uplifting feel. Centred around the AGA, the kitchen was crafted by renowned local cabinet maker Yealm Kitchens, with bespoke cabinetry, dark stone worktops, and space for informal dining coming together in a setting that is as well-suited to cooking as it is to relaxed breakfasts and lunches. A separate pantry and adjoining utility room provide excellent practical support, while close by, the ground-floor shower room and door opening directly onto the pool terrace make summer use of the garden and swimming pool particularly convenient.

The first floor continues the house's character beautifully, with a wide landing and staircase creating an attractive sense of space and light. There are four bedrooms in total, all well-proportioned and arranged to suit both family life and visiting guests. The principal bedroom is a particularly lovely room, set within the bay window above the drawing room and enjoying prominent views across the estuary, as well as the benefit of an en-suite bathroom. A family shower room serves the remaining bedrooms, and from this level, the elevated position of the house becomes even more apparent, with the outlook over the surrounding area and towards the water becoming all the more impressive.

Outside

Outside, the property is approached via a broad sweeping private driveway that leads directly to the front door and double garage, with ample parking and the notable advantage, particularly in Newton Ferrers, of being able to arrive and walk straight into the house on the level. The gardens are arranged across a series of distinct areas, with landscaped planting and generous stone terraces close to the house giving way to wider lawns and more natural sections beyond. Just as important is the sunny aspect, with the house facing south and the pool terrace enjoying a south-westerly orientation, bringing sun for much of the day and into the evening. Immediately adjoining the house, the heated swimming pool and its surrounding terrace create a wonderful setting for summer living, while, unusually for Newton Ferrers, a level upper lawn provides an excellent space for family activities, games, and sport. Established borders, shaped lawns, and more informal areas of garden combine to give the grounds both variety and privacy, reinforcing the sense of a substantial village house in an exceptional setting.

Altogether, this is a house of real standing within Newton Ferrers, combining the character and proportions of its Edwardian origins with a wonderfully sunny aspect, generous gardens, and a setting that remains as compelling today as it was more than a century ago. With the estuary, village, and waterfront all close at hand, it offers a rare opportunity to enjoy both the beauty and practicality of life in one of South Devon's most sought-after waterside communities.

Location

There is a gentle, nostalgic quality to this setting, with church bells, boats moving with the tide, and children crabbing. During the week, you can walk children to school, pick up a loaf of bread and a coffee from the village shop or deli. For those who are retired, the same route becomes a morning ritual, with time to stop and talk, watch the river, and feel part of village life, with its many activities, clubs, and societies. Weekends have their own rhythm, with walks on the coast path, sailing on the estuary, and slow afternoons in the garden as the light changes over the water. In an established estuary village with a strong sense of community, everyday convenience on the doorstep, and the easy, slightly timeless rhythm of life by the water, all within reach of nearby beaches, Dartmoor, and transport links to London and beyond.









Property Details

Services:	Mains water, electricity, gas and drainage. Gas central heating. Solar Panels.
EPC Rating:	Current: D - 61, Potential: C - 76, 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 at Yealmpton Plymouth to Kingsbridge road take the B3186 signposted for Newton Ferrers. On entering the village of Newton Ferrers, follow the road towards the centre, passing Marchand Petit's office on the right. Take the next right turn into Court Road and after approximately half a mile, turn left into Lower Court Road. The property will be found in a short distance on the right.

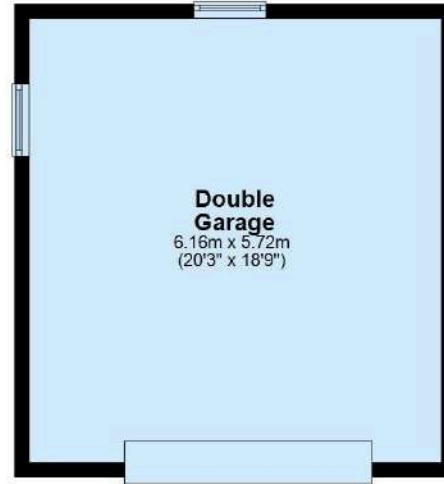
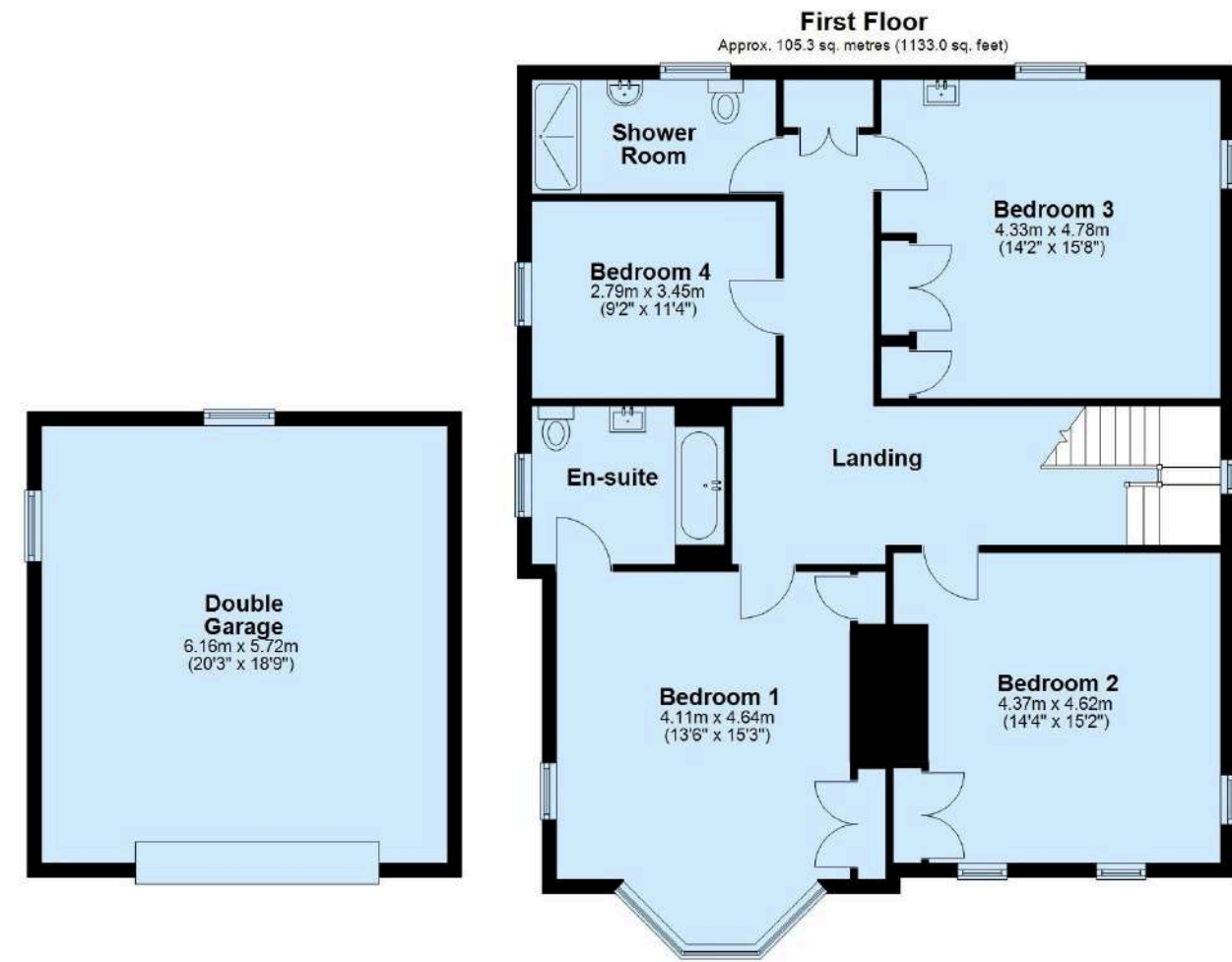
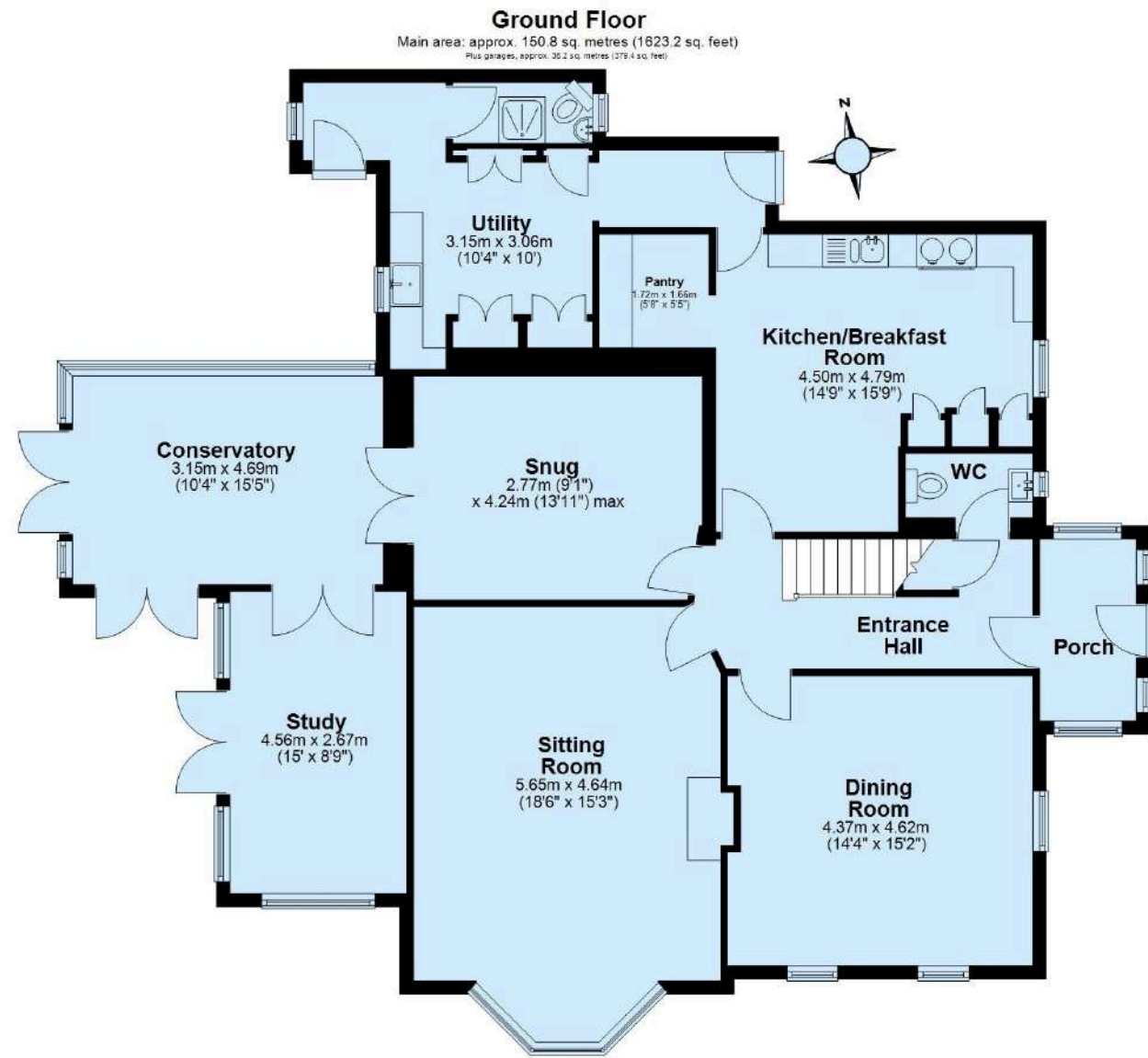
Viewing

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

Key Features:

- Handsome detached Edwardian house in a prime Newton Ferrers setting
- Elevated position with wonderful views across the estuary
- Four generous bedrooms, including a principal en-suite bedroom
- Refined reception spaces, conservatory and dedicated study
- Bespoke kitchen by Yealm Kitchens with AGA and pantry
- Heated swimming pool with a south-west facing pool terrace
- Established gardens with rare level lawn and broad stone terraces
- Private sweeping driveway, double garage and level access to the house





Main area: Approx. 256.1 sq. metres (2756.2 sq. feet)
Plus garages, approx. 35.2 sq. metres (379.4 sq. feet)

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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Totnes
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