

# WILLOW CREEK NOSS MAYO



MARCHAND PETIT  
COASTAL, TOWN & COUNTRY

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## Willow Creek | Creekside Road | Noss Mayo | PL8 1EE

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Set above Noss Creek, this detached home enjoys an exceptional outlook across the water, with the principal rooms oriented towards the view and a west-facing balcony that makes the most of the afternoon and evening light. Currently arranged as a two-bedroom main house with a self-contained annexe below, it combines a strong connection to the water with excellent scope for further enhancement over time.

The kitchen/breakfast room has space for a table by the window, with views across the estuary, while long views along the water can also be enjoyed from the sink. Beyond, the sitting/dining room runs across the front of the house, where large windows and doors to the balcony bring in plenty of light and make the most of the creek outlook. Two bedrooms and a family bathroom complete the accommodation.

One of the property's key strengths is the way it already engages so well with its position above the creek. The broad frontage and generous existing window openings give it an immediate advantage, particularly for buyers considering future modernisation. So much of the relationship with the water is already in place, which makes the next steps far easier to imagine. There is clear scope to update over time, but the house already has a great deal in its favour.

Below, the annexe adds an important degree of flexibility. Currently arranged as an independent space with its own living area, kitchenette, bedroom area and bathroom, it works well for visiting family, guest accommodation or ancillary income potential. Subject to the necessary consents, it could also be incorporated back into the main house, offering the opportunity to create a larger single home over time should requirements change.

Outside, a broad, relatively level plot, with gardens arranged to either side of the house, offers an unusual advantage in Noss Mayo, where gardens are so often steeply arranged. Thoughtfully shaped with lawns, paths, planted borders and seating areas, it provides a wonderful sequence of spaces from which to take in the estuary views, with the pretty rowan tree and mature planting adding to the sense of privacy and natural beauty. It feels both practical and inviting; a manageable outdoor space designed as much for everyday life as for sitting out and enjoying the water and surrounding landscape. A workshop, wood store, timber shed and rear storage area provide excellent storage for kayaks, paddleboards, bicycles and other outdoor garden equipment. The garden continues beyond the storage areas, where there is plenty of space and potential for a garden room or studio, subject to any necessary consents, to make the most of the exceptional estuary views. Off-road parking adds further convenience and, from here, a short flight of steps leads up to the garden.

The property has also benefited from a number of recent improvements, including the installation of an air source heat pump, solar thermal, solar panels, a new cylinder, radiators and loft insulation.

The twin villages of Newton Ferrers and Noss Mayo sit on the wooded banks of the River Yealm estuary, one of the South Hams' most attractive waterside settings. Much loved for sailing, creekside walks and the easy rhythm of village life, the area combines natural beauty with a strong sense of community. Between the two villages there is a good range of everyday amenities including a village shop, post office, pharmacy, primary school, churches, welcoming pubs and the yacht club. The surrounding countryside is particularly beautiful, while Plymouth is within accessible reach for wider shopping, services and commuting.



# Property Details

<b>Services:</b>	Mains water, electricity and drainage. Air source heat pump.
<b>EPC Rating:</b>	Current: D - 63, Potential: B - 82, Rating: D
<b>Council Tax:</b>	Band G
<b>Tenure:</b>	Freehold
<b>Authority</b>	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 01803 861234

## Directions

From the A379 between Plymouth and Modbury at Yealmpton, take the B3186 to Newton Ferrers. When reaching the village continue until finding Marchand Petit's office, and the large WI Hall, on the right. In about 50 metres, at the grass island, turn left down the hill towards Bridgend and continue to the head of the creek. Bear hard right towards Noss Mayo. Pass the long stone building Malt House building on the right, and continue up the up the hill for about 100 yards to turn right at the sign "Junket Corner", follow the road to The Swan and you will find Willow Creek after a short distance on your left.

## Viewing

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

## Fixtures & Fittings

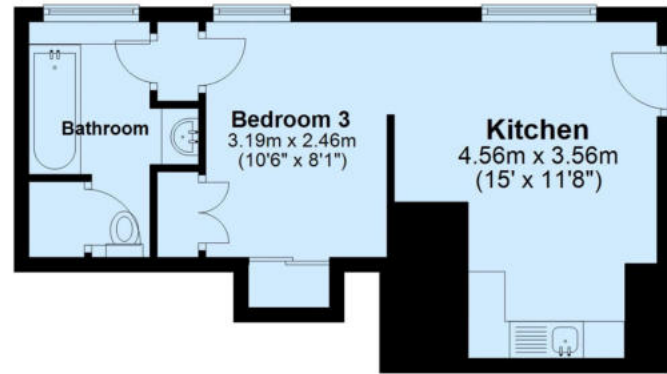
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Key Features:

- Detached home above Noss Creek
- Currently arranged as a two-bedroom main house with self-contained annexe
- Panoramic views across the water
- West-facing balcony
- Long and relatively level plot
- Off-road parking
- Workshop, wood store and shed
- Recent improvements including air source heat pump, solar thermal, solar panels, new cylinder, radiators and loft insulation

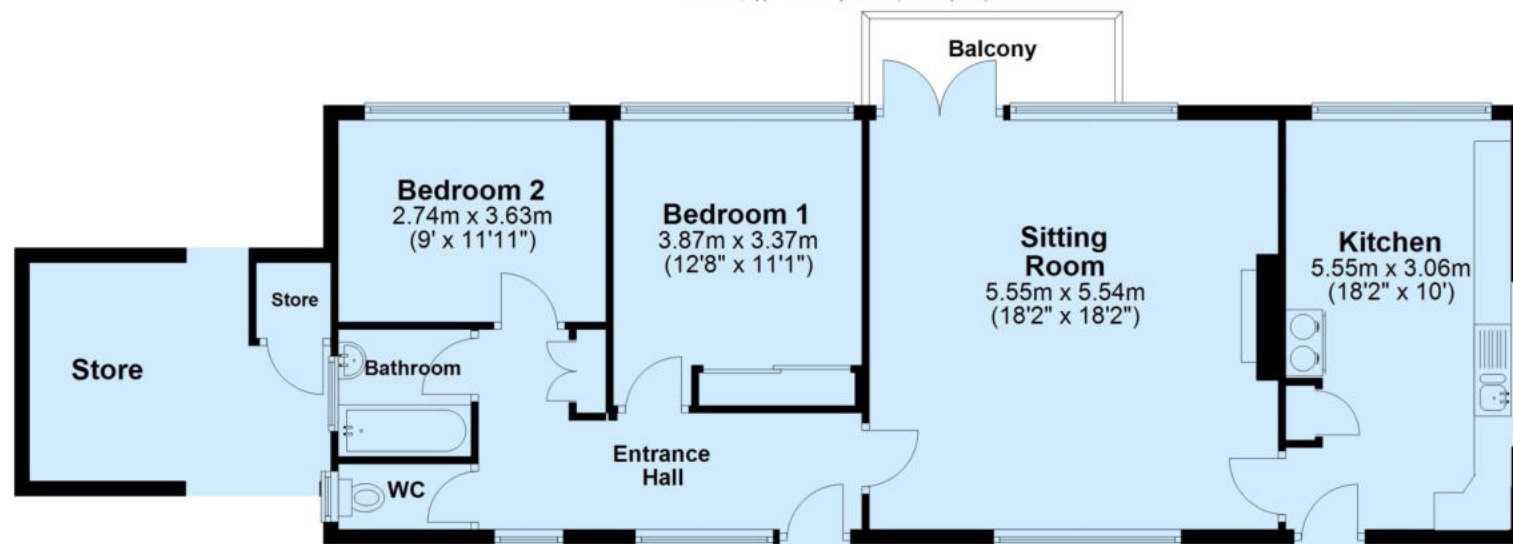


**Lower Ground Floor**  
Approx. 32.8 sq. metres (352.9 sq. feet)

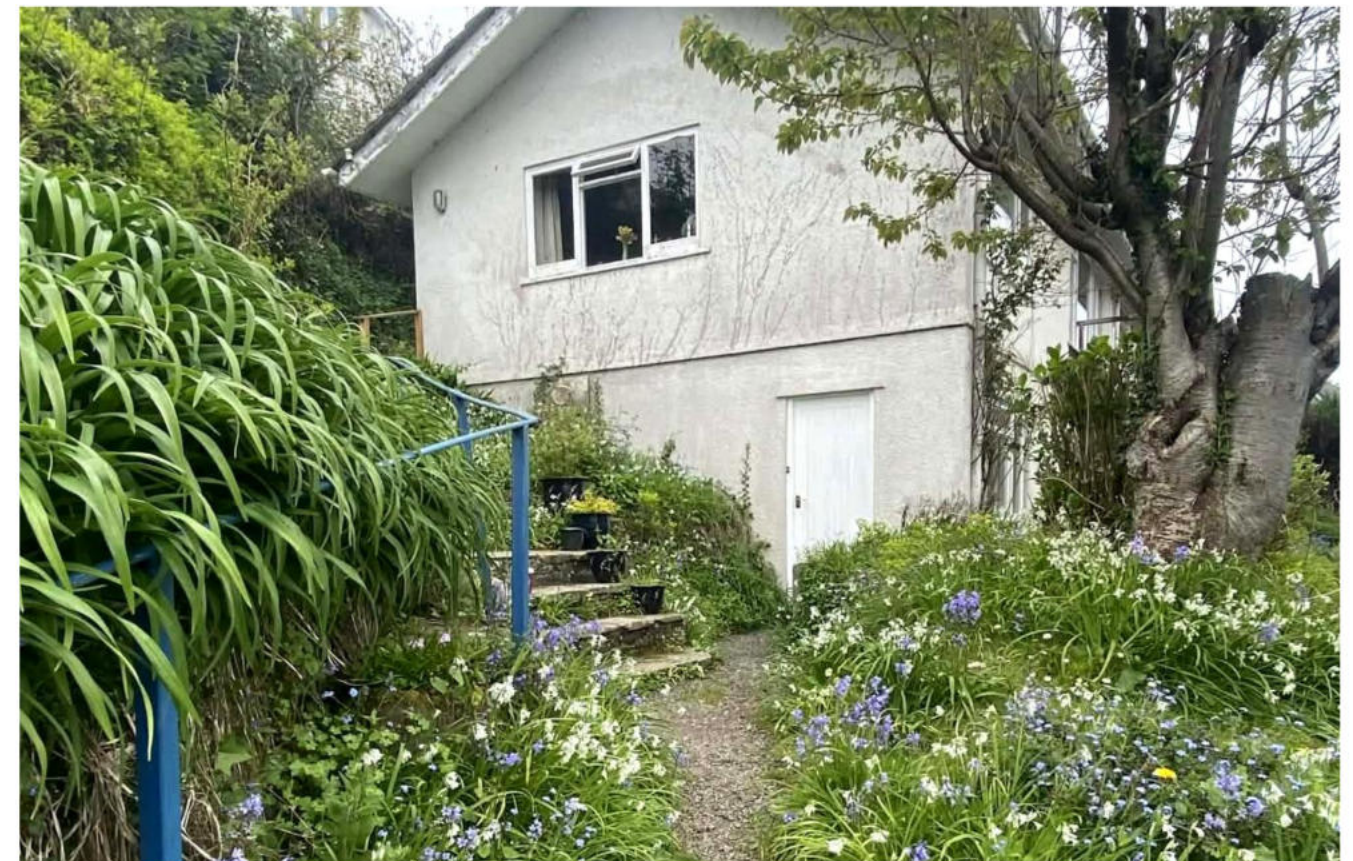


**First Floor**

Main area: approx. 88.2 sq. metres (949.4 sq. feet)  
Plus store, approx. 12.1 sq. metres (130.3 sq. feet)



Main area: Approx. 121.0 sq. metres (1302.3 sq. feet)  
Plus store, approx. 12.1 sq. metres (130.3 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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