



Luscombe Maye

Since 1873

# Membland, NEWTON FERRERS, South Devon

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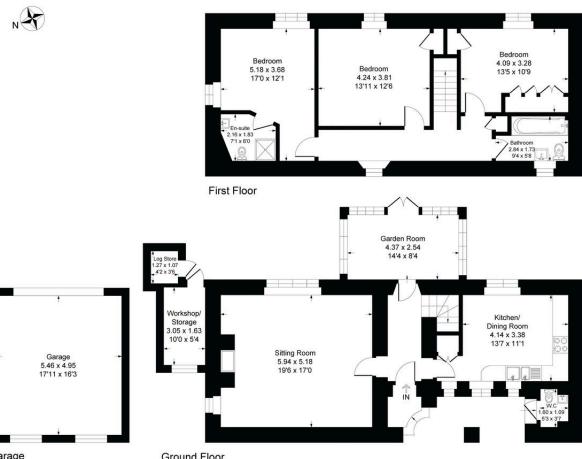
A rare opportunity to acquire a unique three double bedroom property which has come to the market for the first time in 35 years in the historic setting of Membland, requiring some modernisation. A peaceful hamlet steeped in history situated just over a mile east of the creek side villages of Newton Ferrers and Noss Mayo. Originally part of the Revelstoke Estate this superb 18th Century Grade II Listed property benefits from many period features and spacious accommodation. The property enjoys a generous mature enclosed garden with the added benefit of a detached double garage and ample off road parking. Within walking distance of stunning National Trust coastal walks, beaches and the estuary villages of Newton Ferrers and Noss Mayo. From the rear garden, part glazed double doors open into the garden room with quarry tiled floor and exposed stonework to one wall. A glazed door leads into the entrance hallway, with stairs to first floor. The sitting room is beautifully proportioned with a high ceiling, deep window sills and French doors opening out to the main courtyard, a feature stone built fireplace with slate hearth and granite mantel fitted with a wood burning stove. There is an inner hallway with attractive archway leading through to the kitchen/dining room fitted with a range of oak floor base and wall units. On the first floor there is a master bedroom with en-suite shower room, two further double bedrooms with built in storage and a family bathroom.

To the front of the property there are two attractive brick arches leading to a covered seating area, and the communal courtyard. In the rear garden there is a workshop and a lean-to woodstore and patio area. The remainder of the rear garden is laid to lawn, with built-in BBQ, fruit trees and planted shrubs. At the top of the garden there is a drive with off road parking for up to 2 or 3 cars and a detached double garage with up and over door and a side pedestrian door. The communal courtyard area and front garden is maintained by the residents of all the properties in the courtyard, there is no set management fee.

Verified Material Information. To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. Please access the additional online material information (<https://moverly.com/sale/KNk7ePutvW4fpPHRFVERmp/view>) .



Approximate Gross Internal Floor Area = 151.2 sq m / 1628 sq ft  
Garage Area = 27.0 sq m / 291 sq ft  
Total Area = 178.2 sq m / 1919 sq ft



- Character three bedroom property
- Delightful mature gardens
- Period features
- Within walking distance of the coast
- Detached double garage and off road parking
- Farmhouse style kitchen
- Garden room
- Drawing room
- Level garden
- No chain

### Energy Efficiency Rating

