



# Luscombe Maye

Since 1873

# Newton Hill, NEWTON FERRERS, South Devon

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Pear Tree Cottage is arranged over two floors. The entrance hall leads to the charming sitting room with exposed beams, a multi-fuel burning stove and window seat. Across the hallway is a separate dining room that opens to the well appointed kitchen with door leading to the garden. Upstairs is the primary bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside is a glorious south facing sun terrace, a secluded and sheltered cottage garden with a fully insulated summerhouse/craft room, separate large workshop, both with power and light plus outside WC that could be repurposed as a useful utility room.

The twin villages of Noss Mayo and Newton Ferrers enjoy an idyllic riverside setting on the wooded slopes of the estuary of the River Yealm. This sheltered, deep water harbour is much favoured by yachtsmen and lies within a truly beautiful valley in the unspoilt South Hams countryside, an Area of Outstanding Natural Beauty. The villages share a number of facilities including a post office, pharmacy, Co-operative store, three good public houses, two churches, yacht club with bistro and good Primary School. Plymouth City Centre is within easy commuting distance with a regular bus service. Plymouth itself is an historic and vibrant waterside City, well provided with colleges, grammar and public schools, modern university, the Peninsula Medical School, Theatre Royal and cinemas, large shopping mall, and Continental Ferry Port.

## 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. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/UYo53zACS3WwWPTvNDhkhs/view>). Alternatively, you can contact our team for this information.



Pear Tree Cottage, Newton Hill, Newton Ferrers, PL8 1AA

Approximate Gross Internal Floor Area = 84.3 sq m / 908 sq ft

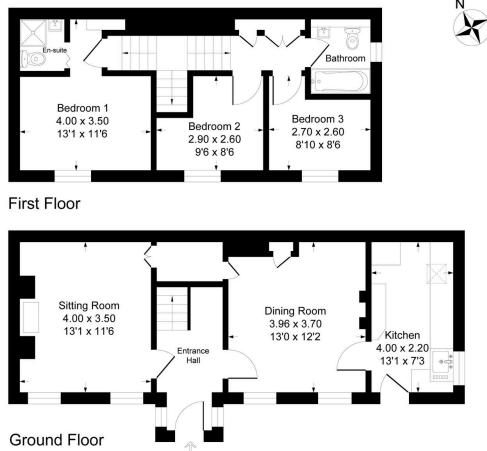


Illustration for identification purposes only, measurements are approximate, not to scale.

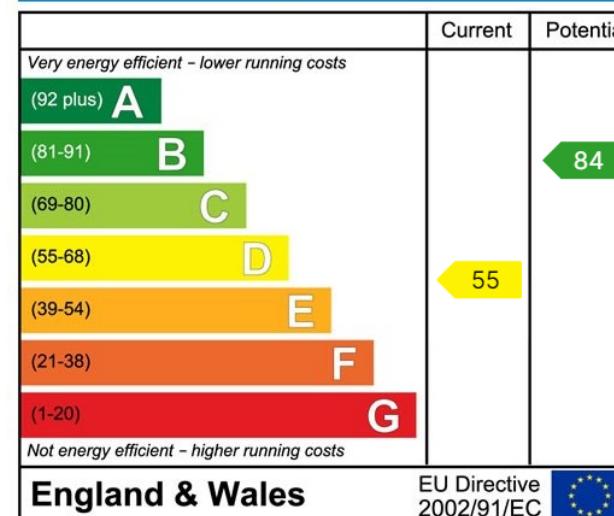
- Central Village Location
- South Facing Sun Terrace & Enclosed Rear Garden
- Superb Estuary Views
- Character, stone cottage
- Three Bedrooms
- Two Bathrooms
- Workshop & Summerhouse
- Living Room with Multi Fuel Burner
- Ideal second home/bolt hole/ Air BnB
- Council Tax Band E, Freehold

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Use the QR code for further "Material Information" about this home

### Energy Efficiency Rating



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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