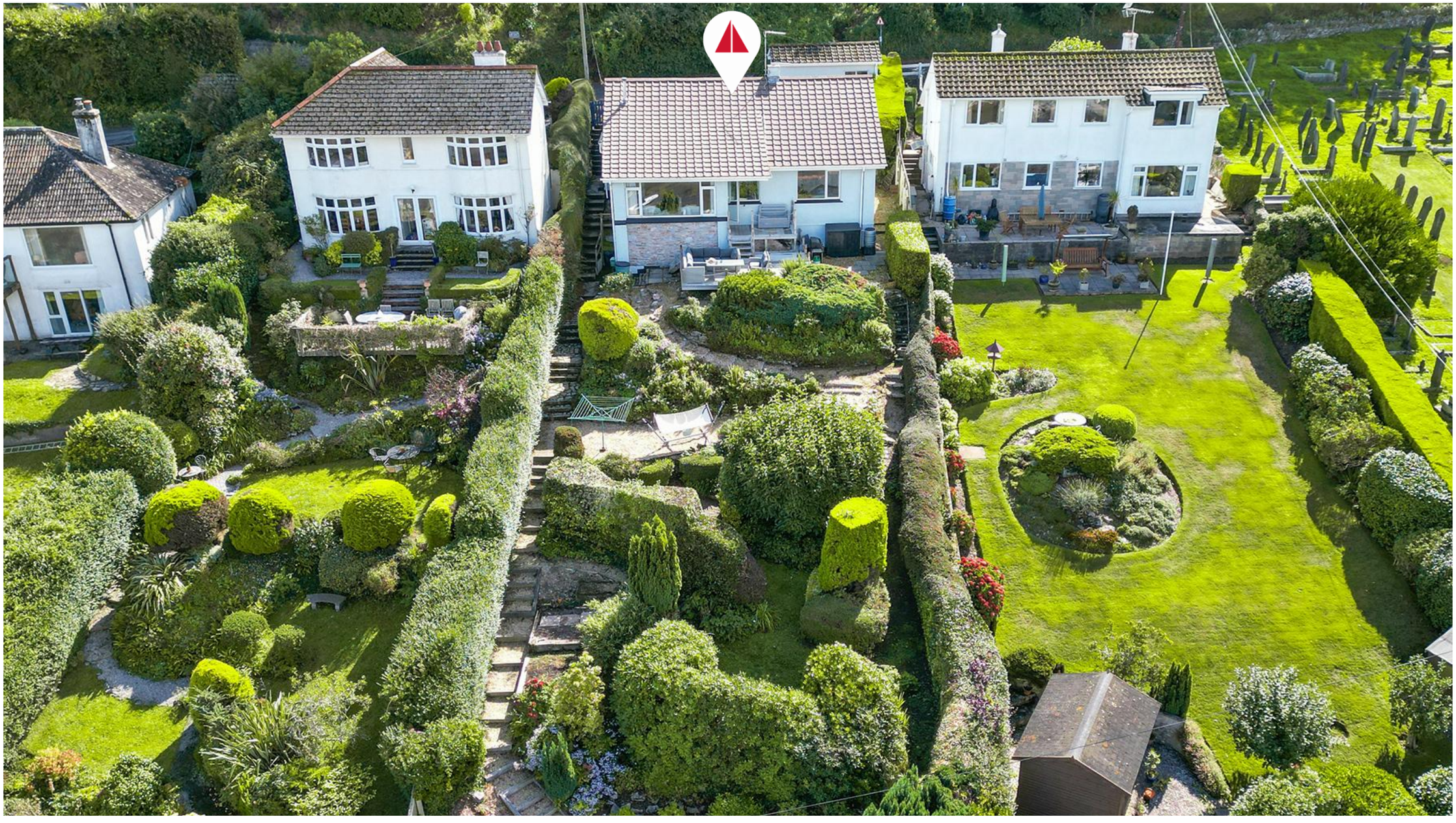
SPES BONA

NOSS MAYO



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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Spes Bona | Stoke Road | Noss Mayo | Devon | PL8 1DY

Enjoy views across the waters of the Yealm estuary from this renovated detached family home in Noss Mayo, with five bedrooms (one currently a snug), open-plan living, a decked terrace, mature gardens, garage and parking.

Mileages

A38 9 miles, Exeter 43 miles, Plymouth 12 miles, Local Shops, Riverside Pubs, Churches 0.5 miles (All mileages are approximate)

Accommodation

Ground Floor

Entrance Hall, Kitchen /Dining/Sitting Room, Principal bedroom with ensuite, bedroom 2, bedroom 3, Shower Room

Lower Ground Floor

Two Bedrooms, Shower Room, Utility

Outside

Decked Terrace, Garden, Driveway Parking, Garage

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

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

Views across the waters of the Yealm estuary are part of everyday life here, whether you're making the first coffee of the morning or lingering over supper on the garden terrace. The current owners have undertaken a programme of renovation during their time here. At the heart of this family home is a light, open-plan kitchen, dining and sitting area, with space for everyone around the table. A broad picture window draws the eye across the water, where boats turn gently on their moorings and the changing light plays across the surface of the Yealm. On the terrace, the view opens out from Bridgend to the deep-water pool beyond Kiln Quay.

The House

This detached home offers approximately 1,606 sq ft of accommodation over two floors. A short flight of steps leads from the garage and parking area down to the front door. Painted railings line the approach. Inside, the light entrance hall has space for a bench to pull off walking boots and hang coats.

Open-plan kitchen, dining and sitting area. In the kitchen, pale blue glazed tiles sit beautifully against white panelled cabinetry. A cluster of pendant lights hangs above the island, where three can sit for breakfast or keep the cook company while supper is under way. A range cooker and built-in wine cooler are within easy reach, and there is room for a long dining table and benches beside the window. In the sitting area, a white mantel frames a herringbone-tiled fireplace. The picture window is set low enough to enjoy the outlook from an armchair, particularly towards evening when the lights come on across the water. Just off the entrance hall, one of the five bedrooms is currently used as a snug, giving children somewhere to settle in for a film while conversation carries on around the table.

Bedrooms

The principal bedroom is on the entrance level and looks across the estuary to Newton Ferrers with cream fitted wardrobes making it a restful room to wake up in. Its en suite has a deep oval freestanding bath and a separate glazed shower. A second double bedroom on this level opens directly into a contemporary shower room with a rainfall shower. A second door gives access from the hall into this shower room, a practical arrangement whether the room across the hall is used as a snug or a bedroom.

On the lower ground floor, two further bedrooms are currently arranged as a twin and a bunk room. They share a separate shower room, and there is a dedicated large store off the hall. The utility room is also on the lower floor, with fitted cupboards, a sink and a glazed door to the garden path, so muddy boots, wet sailing kit and sandy towels can come straight in from outside.

The Terrace and Garden

A glazed door beside the dining table opens onto a decked landing, with a few steps to the main terrace. The terrace has space for an outdoor sofa and a generous table, making it easy to gather everyone for lunch after a morning on the water. The stone tower of Noss Mayo's church is a familiar landmark just beyond the garden hedge. Gravel paths curve between flowering shrubs and evergreens. .





Life in Noss Mayo

Newton Ferrers and Noss Mayo are a pair of waterside villages with a strong sailing culture, set within the South Hams Area of Outstanding Natural Beauty and a Special Area of Conservation. Daily life here is easy: there's a post office, pharmacy, Co-operative store, three pubs, two churches, coffee shop/deli and a yacht club with bistro, plus a well-regarded primary school. For those who like to be involved there are plenty of local clubs and activities, and for quieter days there are excellent walks along the estuary and into the surrounding countryside.

Plymouth is comfortably accessible for commuting and wider amenities, with bus services into the city, strong schooling and leisure options, and mainline trains to London Paddington. The A38/M5 link is also within reach, and Plymouth's ferry port is readily accessed. Watersports around Plymouth Sound and its marinas add to the lifestyle appeal.















Property Details

Services: Mains electricity, water and gas. Private drainage to a septic tank serving this property alone.

EPC Rating: Current: D - 62, Potential: C - 75, Rating: D

Council Tax: Band E

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, take the B3186 towards Newton Ferrers. On entering the village, turn left at the sign for Noss Mayo and follow the road to Bridgend. At the head of the estuary, turn sharply right onto Stoke Road. At Junket Corner, bear left and stay on Stoke Road towards St Peter's Church. The garage and parking area are on the right shortly before the church, with painted railings beside the steps to the front door.

Viewing

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

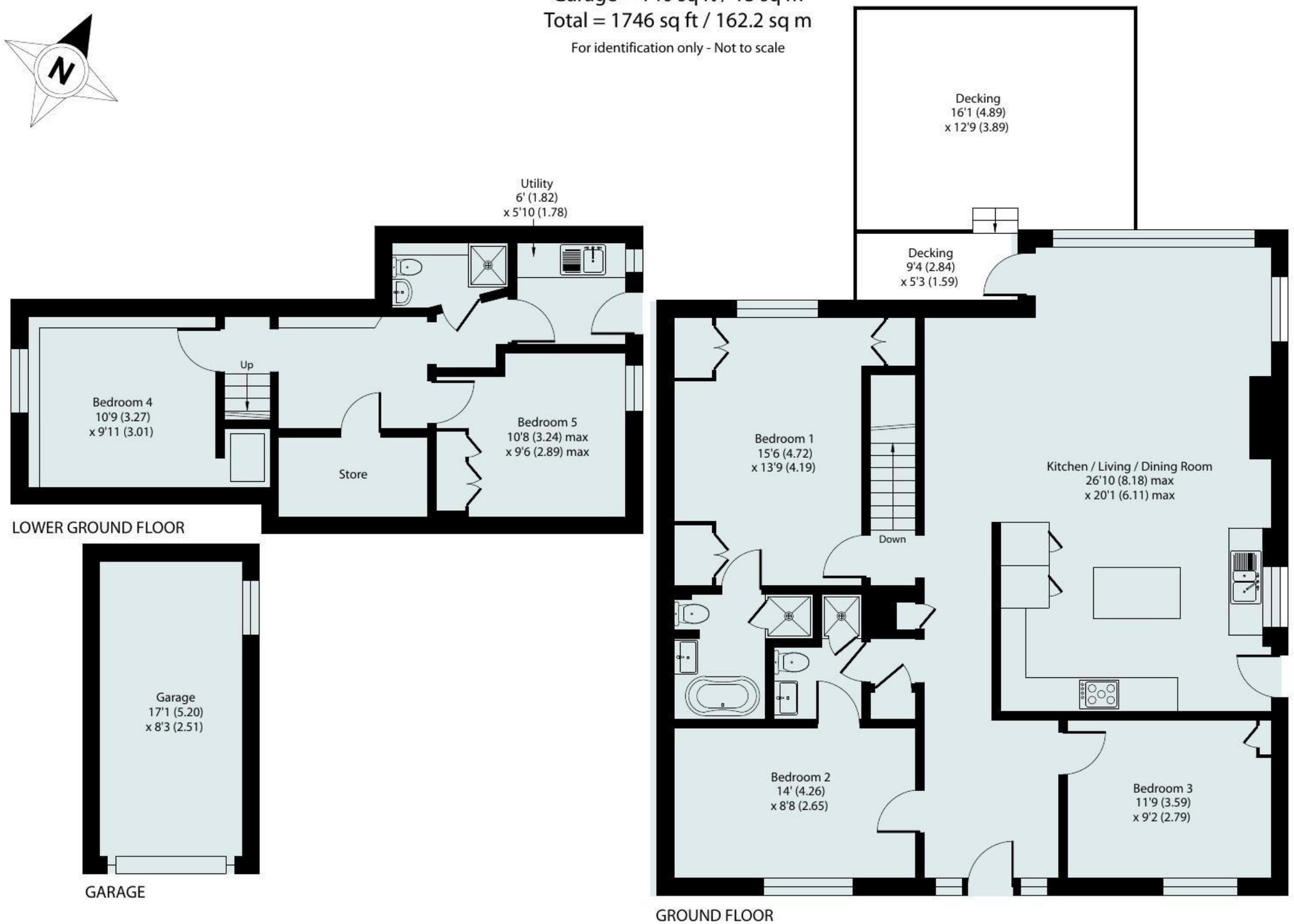
Key Features

- Stunning panoramic Yealm estuary views
- Garage and off-road parking
- Renovated detached family home
- Open-plan kitchen, dining and sitting
- Five bedrooms, including current snug
- Terrace with estuary and church views
- Principal bedroom with en suite
- Landscaped garden with seating areas





Approximate Area = 1606 sq ft / 149.2 sq m
Garage = 140 sq ft / 13 sq m
Total = 1746 sq ft / 162.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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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.

