

# BRIDGEND HOUSE

## NOSS MAYO



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

---



# MARCHANT PETIT

COASTAL, TOWN & COUNTRY

---

## Bridgend House Noss Mayo | Devon | PL8 1DX

### Mileages

Yealmpton - 3 miles | Plymouth - 10 miles

Kingsbridge - 17 miles

(All mileages are approximate)

### Accommodation

Lower Ground Floor: Utility Room, Cellar

Ground Floor: Kitchen / Breakfast Room, Dining Room, Sitting  
Room, Snug, Study, Boot Room

First Floor: Bedroom with Dressing Room & Ensuite, Bedroom  
with Shower Room, Three Further Bedrooms, Family  
Bathroom

**Outside:** Landscaped Garden, Stream, Swimming Pool, Plant  
Room / Changing Space, Terrace, Paddocks, Grounds totalling  
5.47 acres.

**Outbuildings:** Garage, Barn, Stable, Log Store, Two Garden  
Store

---

### Newton Ferrers Office

01752 873311 | [newtonferrers@marchandpetit.co.uk](mailto:newtonferrers@marchandpetit.co.uk)  
The Green, Parsonage Road, Newton Ferrers, PL8 1AT

### Prime Waterfront & Country House

01548 855590 | [pwch@marchandpetit.co.uk](mailto:pwch@marchandpetit.co.uk)  
94 Fore St, Kingsbridge, TQ7 1PP



Bridgend House is a fine, elegant, Georgian home, understood to date from around 1750, but with a substantial, sympathetically designed, extension added in 1988, including the two storey semi-octagonal wing which incorporates the kitchen/breakfast room, dining room and principal suite above. With the river/estuary, slipway and quay are a short walk from the house, just beyond the gardens, and there are lovely views of the Newton Creek from the first floor.

The house, which is southwest-facing, is approached via the walled entrance drive to the parking and turning area and there is spacious family accommodation with well-proportioned, high-ceilinged rooms typical of the architectural period. The parking area provides plenty of off road parking in addition to the garage.

The front door leads into an impressive entrance hall and off the inner hallway is the south west facing 27 foot drawing room with pair of French doors opening to the veranda covered terrace and with fireplace with ornate surround, fitted bookcases and cupboards and decorative corning. Also off this hallway are the sitting room/snug, study and boot room with back door, as well as stairs down to the utility room and cellar with wine bins.

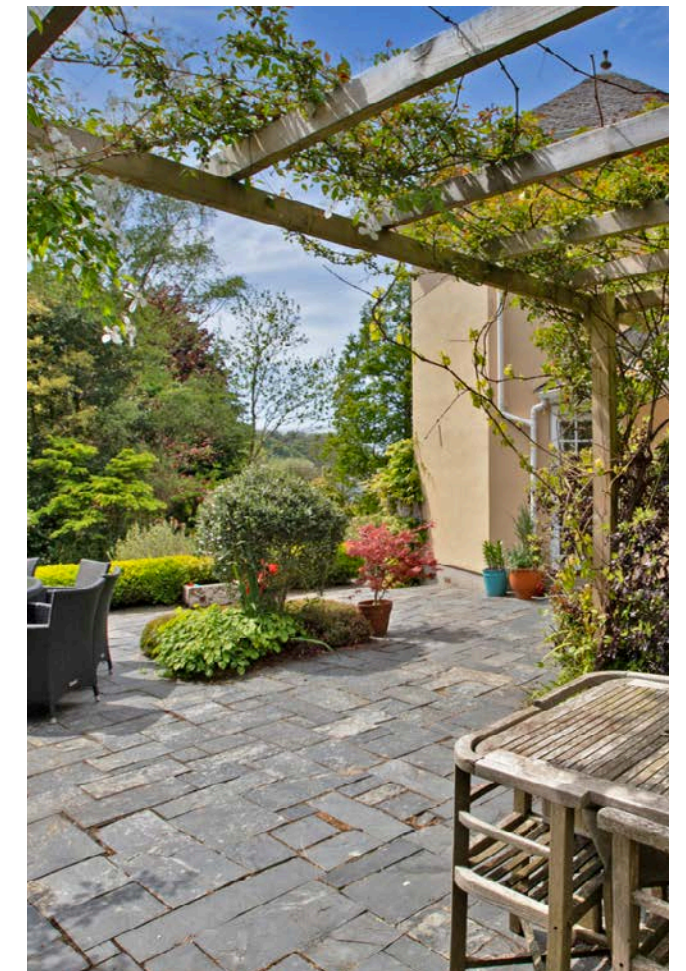
The entrance hall links the original house with the later extension which includes the semi-octagonal fully fitted kitchen/breakfast room with island and the dining room. From the kitchen a glazed door opens to a broad stone paved terrace area providing a gorgeous sitting/dining area overlooking the gardens, as well as an additional area covered by pergola with climbing plants.

On the first floor is the large semi-octagonal principal bedroom/dressing room with range of fitted wardrobe cupboards and en suite bathroom. The galleried landing connects the extension to the original house and there is a guest bedroom/shower room suite and three further bedrooms and bathroom.

The house overlooks extensive and beautifully maintained gardens, with the property extending in all to approximately 5.47 acres. The grounds include sweeping lawns, well-stocked plant and shrub borders, a pretty stream, a variety of mature ornamental trees, together with a greenhouse and barn with loft. Flights of steps descend from the house and terrace, while pathways and a footbridge cross the stream and lead to the swimming pool with paved surrounds, a circular gazebo, and plant room/changing space.

Beyond the gardens lie gently sloping paddocks, bisected by the stream, along with an area of woodland. To the rear of the house, a driveway leads to a parking and turning area and the garage building. There are also garden and log stores, together with a stable currently used for storage.

The twin villages of Noss Mayo and Newton Ferrers are situated either side of the Newton Creek, as it flows into the estuary of the River Yealm, within a beautiful valley in the South Hams area of South Devon which provides an idyllically peaceful setting, where the river meets the sea, in an Area of Outstanding Natural Beauty.







The sheltered harbour is a haven for yachtsmen, with its deep-water moorings, and there is travel between the two villages by ferry. The tiny, pretty village of Noss Mayo, surrounded by rolling green hills and turquoise waters, has quay and slipway and two pubs; The Ship and The Swan.

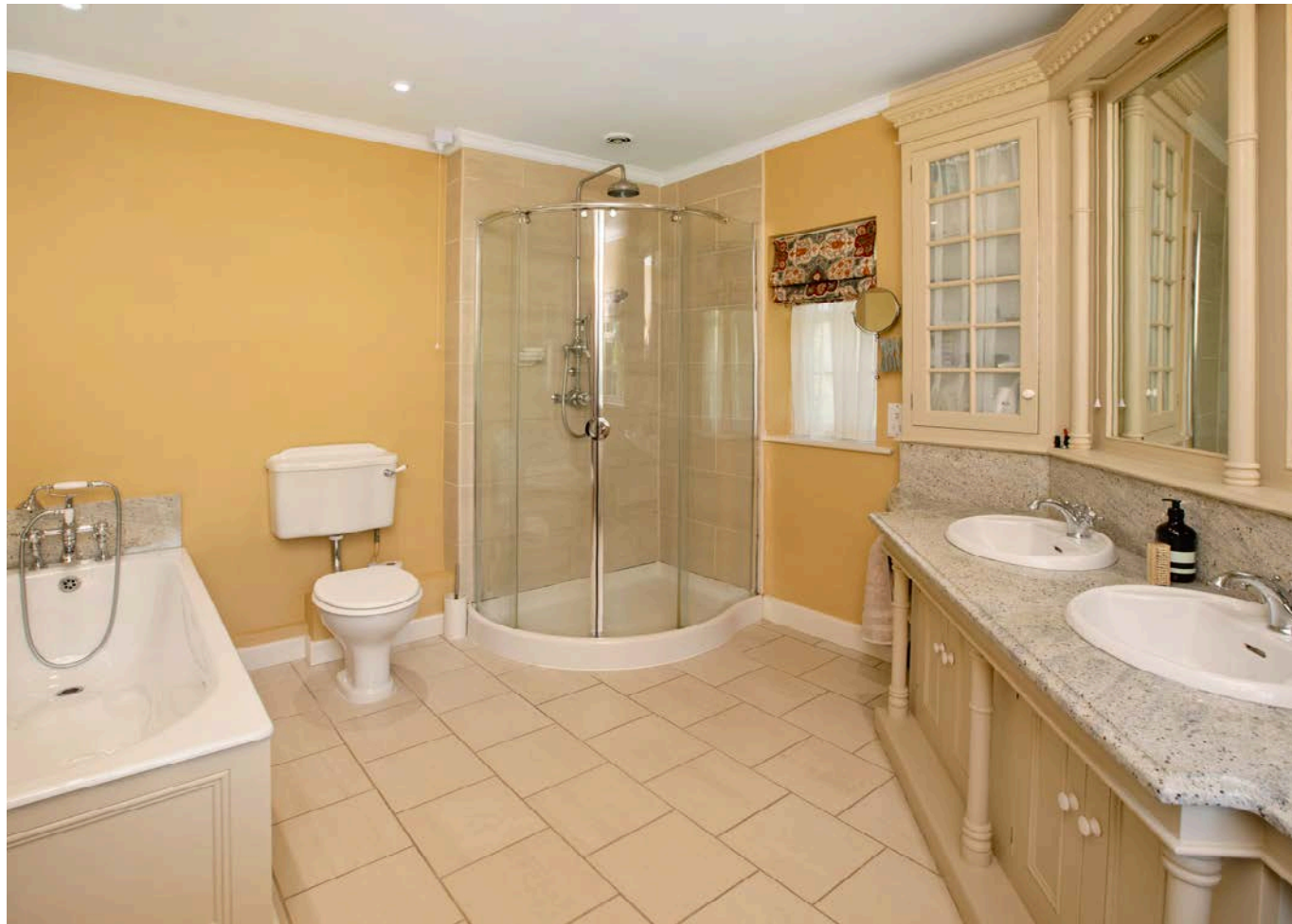
The larger village of Newton Ferrers has a good range of local amenities, including supermarket, primary school, church, pub, post office, café, butcher's shop, pharmacy and yacht club, including children's sailing club. The nearby village of Yealmpton has a health centre and garage.

There is an active community and, in the summer, the Yealm Regatta. As well as the excellent sailing, fishing and other water sports, there are wonderful walks locally with the South West Coast Path, and the estuary is home to flocks of migratory birds. There are beaches nearby including Cellar Beach, or Mothecombe further afield.

The South Hams area is renowned for its delightful rolling countryside scattered with pretty villages and towns, as well as its spectacular coastline with estuaries, beaches, coves and rocky cliffs. Along the coast are such well-known centres for sailing as the towns of Kingsbridge and Salcombe on the Kingsbridge Estuary and Dartmouth on the River Dart Estuary. Within easy reach is Dartmoor National Park with its stunning scenery and excellent walking.









# Property Details

Services:	Mains electricity, gas and water. Private drainage. Solar panels. Central heating
EPC Rating:	Current: D   Potential: B
Tenure:	Freehold
Council Tax:	Band H
Local Authority:	South Hams District Council

## Key Features

- **Elegant Georgian Home:** Dating from ~1750 with a well-designed 1988 extension, including a striking two-storey semi-octagonal wing.
- **Spacious Interiors:** Includes a 27ft drawing room, snug, study, boot room, cellar with wine bins, and a modern kitchen/dining area.
- **Grand Entrance:** Walled drive leads to ample parking; impressive entrance hall connects original house and extension.
- **Five Bedrooms:** Principal suite with dressing room and en suite, guest suite, plus three further bedrooms and family bathroom.
- **Beautiful Gardens:** Sweeping lawns, mature trees, stream with footbridge, greenhouse, and barn with loft.
- **Outdoor Living:** Stone terrace with pergola, swimming pool, and changing room.
- **Land & Outbuildings:** Includes paddocks, woodland, garage, stable, and stores.

## 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 Plymouth to Kingsbridge Road, take the B3186 sign posted Newton Ferrers. Enter the village of Newton Ferrers and follow the road to turn left in the direction of Noss Mayo immediately after passing Marchand Petit's office, The Tea Room on the Green and the WI hall (all on the right). Follow the road down to the head of the creek and bear hard right around the waterfront and, just before reaching the long stone building on the right, turn left up the private drive of Bridgend House. (NB the house can barely be seen from the roadside).

## Viewing

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

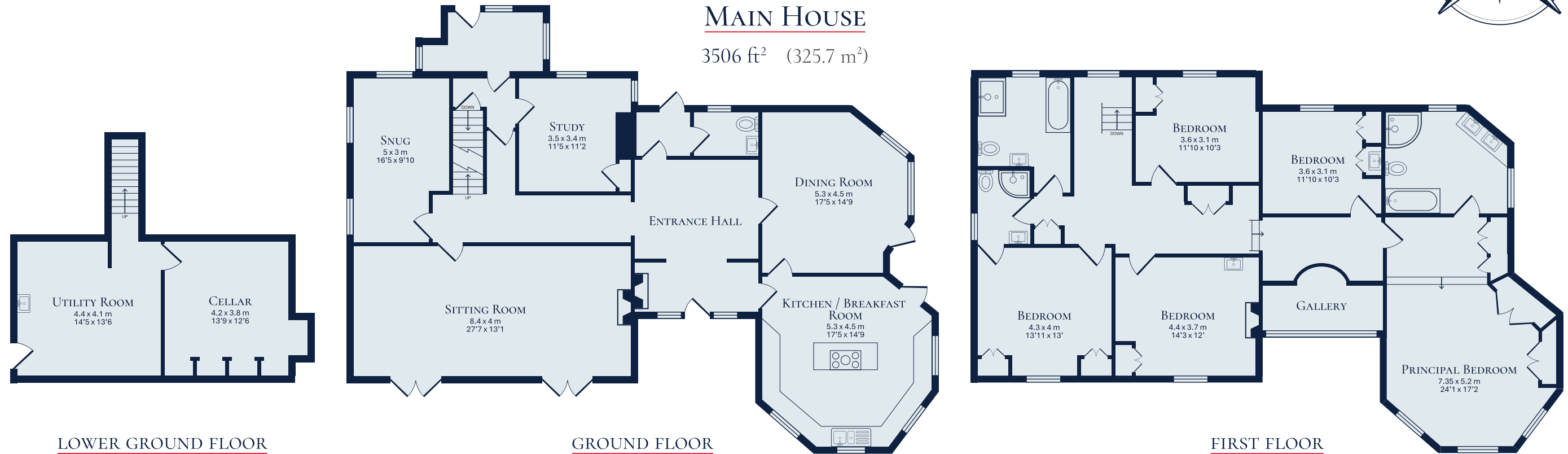


# BRIDGEND HOUSE



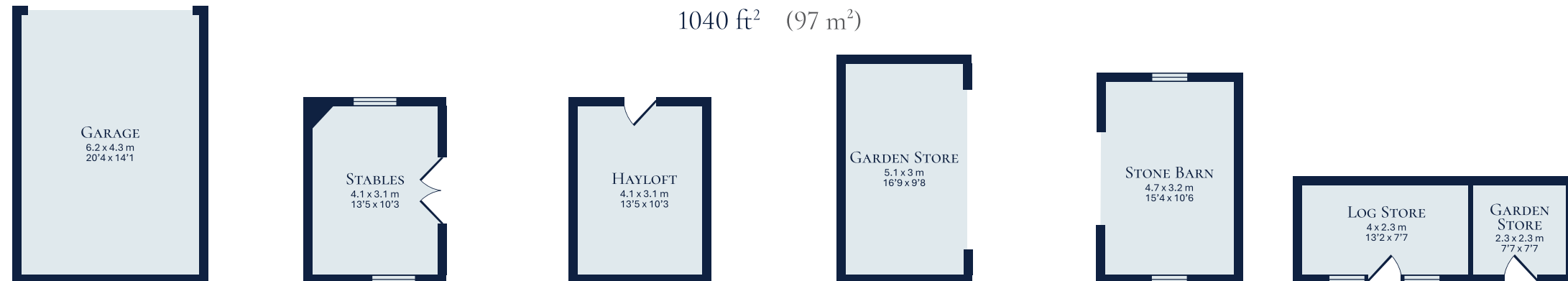
## MAIN HOUSE

3506 ft<sup>2</sup> (325.7 m<sup>2</sup>)



## OUTBUILDINGS

1040 ft<sup>2</sup> (97 m<sup>2</sup>)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Prime Waterfront & Country House  
01548 855 590 | pwch@marchandpetit.co.uk

MARCHANDPETIT.CO.UK

Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
01548 855599

Prime Waterfront & Country House  
01548 855590