

STABLE COTTAGE

POOL MILL



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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Stable Cottage | Pool Mill | Newton Ferrers | Plymouth | Devon | PL8 1HS

Stable Cottage is a beautifully renovated former barn conversion offering three bedrooms, spacious living accommodation and charming private gardens with a pretty stream. Set in a peaceful rural hamlet, the property enjoys stunning countryside surroundings within easy reach of the South Hams villages and coastline.

Mileages

Noss Mayo 2 miles | Newton Ferrers, Yealmpton and Holbeton
3.5 miles | Mothecombe Beach 4 miles | Plymouth 11 miles |
Kingsbridge 17 miles (All mileages are approximate)

Accommodation

Lower Ground Floor

Sitting Room, Conservatory

Ground Floor

Entrance Hall, Kitchen / Dining Room, Mezzanine / Study,
Boot Room, Bedroom with Ensuite, Utility Room, Workshop

First Floor

Two Bedrooms, Family Bathroom

Outside

Large Garden, Patio, Driveway, Garage

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

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

Tucked away in the historic hamlet of Pool Mill, Stable Cottage is a charming former barn conversion, thoughtfully renovated to create a characterful country home. With its attractive stone elevations, generous accommodation and beautifully established gardens, the property offers the peace and privacy of rural living, yet remains within easy reach of the Yealm Estuary, the coast and the sought-after villages of Yealmpton, Newton Ferrers and Noss Mayo and Holbeton.

The approach along a sweeping driveway provides a lovely sense of arrival, leading into a picturesque collection of former farm buildings and cottages surrounded by rolling farmland and mature woodland. Stable Cottage enjoys an attractive outlook across its gardens towards the surrounding countryside, with a wonderful sense of seclusion that makes this setting particularly appealing.

Internally, the accommodation extends to approximately 1,637 sq ft and has been beautifully renovated and reconfigured by the current owners to create a home that combines the character of a country cottage with the comforts of modern living. The arrangement works exceptionally well, with an appealing sense of openness and connection between the principal rooms.

At the heart of the home is a generous kitchen and dining room, with a newly fitted kitchen and built in pantry providing an attractive and sociable space for everyday living and entertaining. The adjoining galleried mezzanine study overlooks the sitting room below, creating a lovely visual connection between the spaces.

The sitting room is particularly inviting, with an attractive fireplace housing a wood-burning stove and a wonderfully spacious feel, enhanced by the vaulted effect of the mezzanine above. The adjoining conservatory allows natural light to flood into the room and provides a lovely connection with the gardens. Together, these spaces create a welcoming and versatile arrangement, equally suited to relaxed family life and entertaining.

The accommodation also includes three bedrooms, with Bedroom 1 benefiting from an adjoining shower room on the ground floor, a family shower room serving Bedrooms 2 and 3 on the first floor.

Immediately outside the back door, an attractive courtyard garden provides access to a separate utility room and an excellent workshop or hobby room. These useful additional spaces offer plenty of flexibility for everyday practical needs, hobbies and storage, without compromising the principal accommodation.

The thoughtful arrangement of the rooms gives Stable Cottage an easy, natural flow, making it a particularly comfortable and appealing country home.

Gardens and Grounds

The gardens are undoubtedly one of Stable Cottage's greatest attractions. Generous, beautifully landscaped and wonderfully private, they have the atmosphere of a traditional country cottage garden, with mature trees including a Magnolia, flowering shrubs, stone walls and a series of intimate spaces opening into larger areas of lawn.



Rather than a single open garden, the grounds unfold almost as a collection of individual garden rooms, each with its own character. Sheltered patios and seating areas provide places to enjoy the sunshine, while pathways connect the different parts of the garden, offering changing views throughout.

A particularly charming feature is the pretty stream, crossed by a small ornamental bridge, bringing a lovely sense of tranquillity to the garden. Beyond the more intimate areas, the generous lawns open towards adjoining farmland, with beautiful views of the surrounding countryside.

The property also benefits from a garage and private parking, approached via a right of access over the driveway serving Pool Mill Farm.

Location

Stable Cottage occupies a peaceful rural setting within the exceptionally picturesque hamlet of Pool Mill, surrounded by beautiful rolling countryside and woodland, providing a haven for wildlife and birdlife. Formerly part of the original drive to Membland Hall, this little-known collection of cottages and converted agricultural buildings enjoys a wonderful sense of seclusion, yet is conveniently positioned between four of the South Hams' most sought-after villages: Noss Mayo, Newton Ferrers, Yealmpton and Holbeton.

This location offers an excellent choice of nearby village communities, amenities and services, combining the tranquillity of country living with the convenience of having so much within easy reach.

Yealmpton offers an excellent range of everyday amenities, including a Post Office, village shops, cafés, pubs, a health centre and pharmacy, dentist, podiatrist, hairdressers, primary school, garage and filling station. Regular bus services connect the village with Plymouth and Kingsbridge. The attractive village of Holbeton also offers a welcoming community, with a village shop, primary school and traditional pubs.

Newton Ferrers and Noss Mayo, situated on the banks of the beautiful River Yealm, are among South Devon's most desirable waterside villages. Renowned for their sailing and boating facilities, sheltered creeks, deep-water moorings and excellent waterfront pubs, they offer thriving communities alongside a particularly attractive coastal lifestyle.

The location is also convenient for schooling, with school transport available from Newton Ferrers and Yealmpton. Plymouth College operates a collection service from nearby Membland, within walking distance of Pool Mill, while Stover School transport can be accessed from Newton Ferrers and Yealmpton. Grammar school transport connections are also available from Yealmpton. All school transport arrangements are subject to confirmation with the relevant providers.

For those who enjoy the outdoors, beautiful countryside, woodland and estuary walks can be accessed from the doorstep, with the South West Coast Path and sandy beaches at Mothecombe and Wembury within easy reach. The surrounding River Yealm Valley offers some of the most attractive and unspoilt scenery in the South Hams.

Plymouth provides an extensive range of shopping, independent and state schooling, leisure and cultural facilities, together with mainline rail services to London Paddington. The A38 Devon Expressway is approximately 15 minutes' drive away, providing onward connections towards Exeter and the M5.





Property Details

Services: Mains water and electricity. Oil-fired central heating and hot water. Shared private drainage system serving Pool Mill. Maintenance and emptying are arranged through Pool Mill Farm, with the associated costs invoiced to individual properties.

EPC Rating: Current: D - 60, Potential: B - 89, Rating: D

Council Tax: Band D

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 Yealmpton, follow the B3186 towards Newton Ferrers. After approximately 2 miles, turn left at the Ashcombe Hill junction, signposted towards Holbeton. Continue along this road and take the second turning on the right as the road dips.

Follow this road for approximately 1 mile until reaching Darkie Hills Crossroads, where you turn right towards Preston. After just over half a mile, turn left by the oak tree, signposted Preston. Continue for approximately half a mile until reaching the entrance to Pool Mill Farm. Turn into the driveway and follow it around until you reach a block of garages on your right and parking on your left. Please park alongside the wall on the left. Pedestrian access is through the archway into the courtyard, where Stable Cottage is immediately ahead.

Important: We recommend following these directions rather than satellite navigation, as the unmade road between Membland and Pool Mill is unsuitable for some vehicles.

Viewing

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

Key Features

- Large landscaped gardens adjoining farmland
- Garage, workshop and private parking
- Characterful and beautifully renovated barn conversion
- Historic and secluded hamlet of Pool Mill, surrounded by South Devon countryside
- Approximately 1,637 sq ft of accommodation
- Three bedrooms, two shower rooms and guest WC
- Galleried mezzanine study/home office
- Spacious sitting room with wood-burning stove and adjoining conservatory





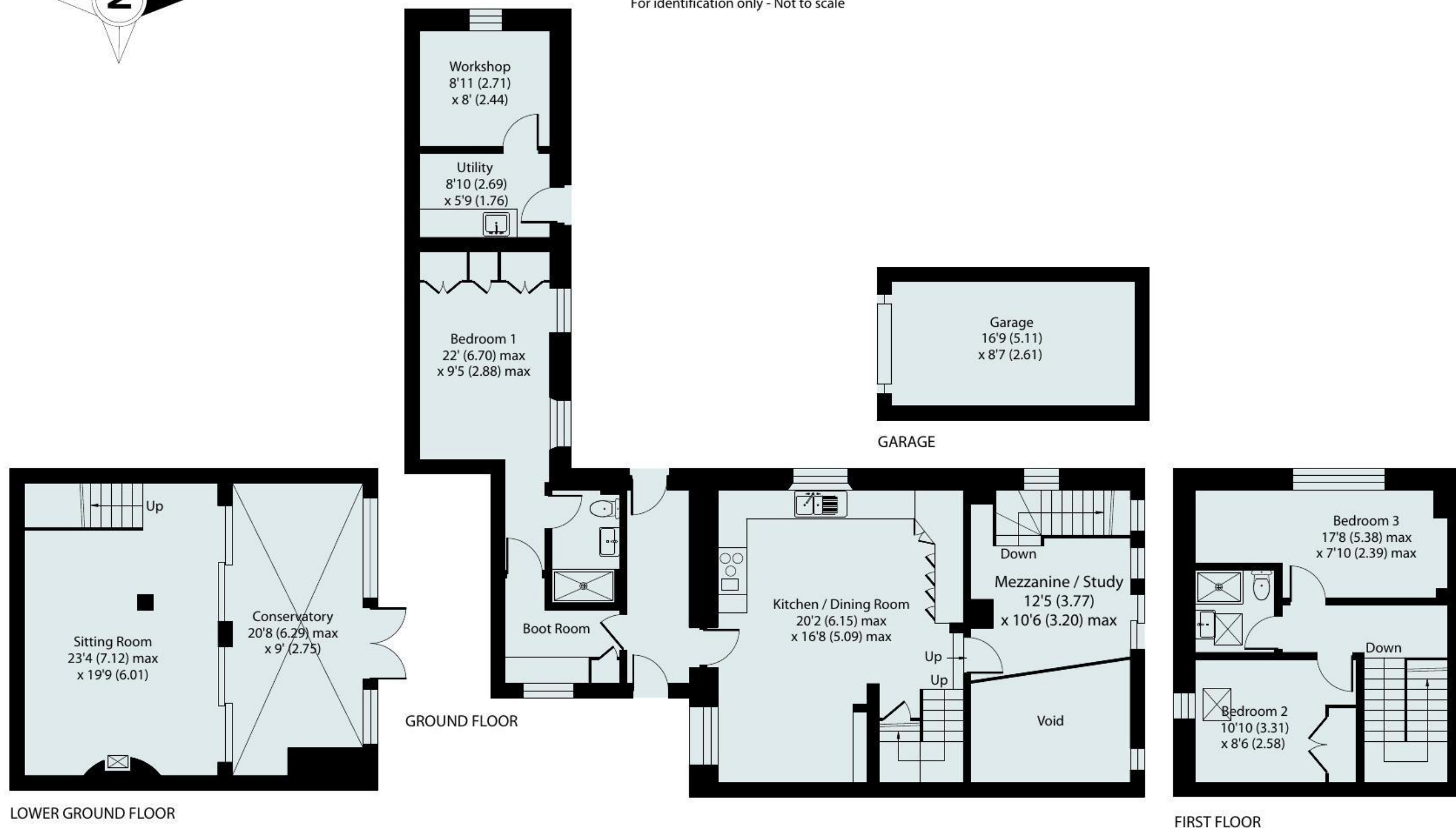
Approximate Area = 1637 sq ft / 152 sq m (excludes void)

Garage = 144 sq ft / 13.3 sq m

Outbuilding = 128 sq ft / 11.8 sq m

Total = 1909 sq ft / 177.1 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. Produced for Marchand Petit Ltd. REF: 1536314

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Dartmouth
01803 839190

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01548 857588

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Salcombe
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Lettings
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Prime Waterfront & Country House
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