



Luscombe Maye
Since 1873

Briar Hill, Newton Ferrers

3 2 1



This well-presented lodge benefits from an allocated parking bay and is accessed through an entrance vestibule, with coat cupboard, into a spacious Kitchen/Lounge/Diner. The south facing elevation of the room comprises two sets of patio doors, opening onto the private decking, that flood the space with light. The kitchen is fully equipped with electric oven and gas hob, fridge/freezer, dishwasher, washer/dryer and microwave. The dining area will seat six people comfortably and the living space feels cosy and welcoming with an electric remote control fire. The lodge provides 3 bedrooms: A spacious double with en-suite shower room with WC and dressing area; a guest double, currently arranged with twin 2'6" beds; and a single room, creatively arranged to optimise the space with fun cabin beds. Finally, there is a family bathroom with shower over the bath.

Outside there is an enclosed, south-facing decked area with stylish rattan furniture and plenty of space for alfresco dining. To the rear of the lodge is a metal, fireproof storage box containing large gas barbecue.

FURTHER INFORMATION As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you; however, we recommend that you verify any information given during the conveyancing process.

LOCAL AUTHORITY South Hams District Council

RULES & REGULATIONS A copy of this document will be made available to all seriously interested parties

Tenure The Lease agreement is 35 years from August 2014

GROUND RENT The ongoing yearly Ground Rent is currently £4,770 plus a service charge of £630. Electric and Gas Services are metered

SERVICES Connected to The Park electricity, water, LPG gas and drainage. Broadband and Wi-Fi is available on the site

PARKING: Allocated parking

VIEWING: Strictly by appointment with Luscombe Maye 01752 872417





- Living Room
- Kitchen/Breakfast Bar
- Bathroom
- Three Bedrooms
- En-Suite Shower Room
- Stunning, South-Facing Terrace
- Fully Furnished
- Established Holiday Lettings Record
- Parking and Storage
- Views across the Village



Granny Lodge, 11 Briar Hill, Newton Ferrers, Plymouth, Devon, PL8 1AR
Approximate Gross Internal Floor Area = 71.8 sq m / 774 sq ft

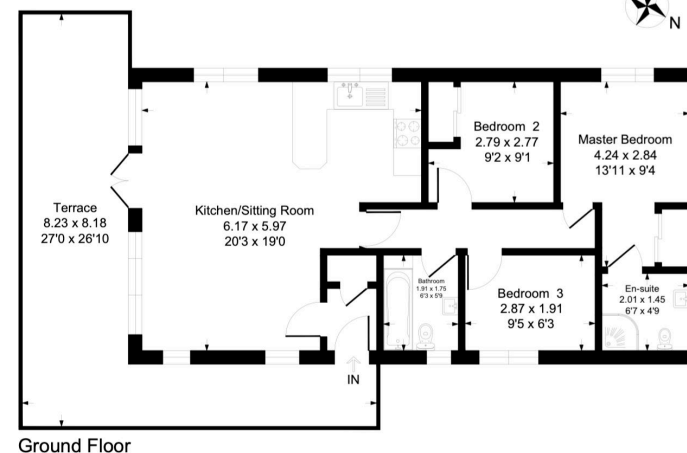


Illustration for identification purposes only, measurements are approximate, not to scale.