

THE POST HOUSE

NOSS MAYO



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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The Post House | Pillory Hill | Noss Mayo | Devon | PL8 1EB

Thoughtfully renovated former village post office in the heart of Noss Mayo, moments from Pope's Quay, offering four bedrooms (3 En-Suite), elegant light-filled interiors, a west-facing terrace, estuary views, parking and beautifully refined accommodation by the water.

Mileages

Kingsbridge 16.5 miles, Plymouth City Centre 8.5 miles, A38 6 miles, Exeter/M5 38 miles, Mothecombe Beach 5 miles

(All mileages are approximate)

Accommodation

Upper Ground Floor

Kitchen / Breakfast Room, Sitting/Dining Room

Cloak Room, Shower Room, WC, Utility Room

First Floor

Two Bedrooms with Ensuites, One Further Bedroom,

Family Shower Room, Courtyard, Storage Room

Lower Ground Floor

Entrance Hall, Bedroom with Ensuite

Outside

Large Roof Terrace, Parking

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers, Devon,

PL8 1AT



In the heart of Noss Mayo, moments from Pope's Quay and the water's edge, The Post House is a home that sits naturally within the life of the village. Once the village post office and general store, it has since been transformed into a thoughtfully renovated and carefully reconfigured house of warmth, character and quiet quality. Its understated exterior gives little away, but inside the rooms are generous, light-filled and closely connected to the estuary, with views that bring the movement of the water enrich everyday life. The soft material palette, refined finish and beautifully judged renovation create a house that feels both relaxed and uplifting, somewhere for long lunches on the terrace in summer, and slower winter afternoons beside the fire after walks along the water's edge. Since purchasing the house in 2021, the current owners have carried out an extensive programme of works with great care and attention to detail. From the newly built kitchen/breakfast room and adjoining utility and washroom spaces to the wider refurbishment throughout, the standard of workmanship is evident in the consistency of design and the calm sense of quality that runs through the house as a whole. Windows and doors were replaced in 2022 with double-glazed Accoya hardwood, further enhancing the comfort and overall finish of the house.

The Property

Rebuilt as part of the current owners' renovation, the kitchen/breakfast room has been designed with both daily life and entertaining in mind, and now forms the principal everyday point of access to the house from the upper ground floor. Soft blush and deep blue cabinetry give the room its character, balanced by light work surfaces and flooring that enhance the light and keep the overall feel calm and considered. A substantial island sits at its centre, creating a natural place to gather, cook and socialise, while electric underfloor heating adds comfort underfoot. Bifolding doors open directly onto the west-facing roof terrace, strengthening the connection between the house and its outdoor space and allowing this part of the house to come into its own in the warmer months. The same quality and attention to detail continue beyond the kitchen, with the adjoining cloakroom, shower room, WC and utility completed as part of the same cohesive scheme. Together, they create a seamless run of practical spaces, giving this level a strong sense of continuity and a finish that feels exceptionally well designed.

The roof terrace, on the upper ground floor, is one of the most enjoyable parts of the house, extending directly from the kitchen and making full use of its elevated west-facing position above the estuary. With space for outdoor dining and sitting out, it enjoys a wonderfully open outlook towards Yealm Pool, where the changing light, tide and movement on the water create a constant connection to the setting. Bifolding doors from the kitchen allow the two spaces to work seamlessly together in the warmer months.

The sitting/dining room is one of the house's most compelling spaces, notable for its breadth, natural light and connection to the estuary beyond. Raised very slightly above the kitchen/breakfast room, it feels distinct while remaining closely connected to the flow of the house. Painted beams bring a subtle architectural quality overhead, while twin west-facing windows draw in the afternoon and evening light and frame an ever-changing outlook over Pope's Quay and towards Yealm Pool. For a house of this age, the proportions feel notably generous, creating a room that is both spacious and inviting, equally suited to long lunches, evenings with friends or quieter moments spent watching the movement on the water while enjoying the warmth of the wood burner.

The bedroom accommodation is arranged over the lower two levels, giving a useful sense of separation from the principal living spaces above. On the first floor, two generous double bedrooms sit to the front of the house, both enjoying west-facing views over Pope's Quay, the estuary and beyond. The principal bedroom enjoys a particularly lovely west-facing outlook, with a large window framing views across the water to the opposite side of the estuary and the village beyond. Natural light moves beautifully through the room, and its elevated position gives it a strong connection to the setting outside. It is a comfortable and inviting room, and the en suite bathroom continues the same soft palette seen elsewhere in the house, with blush-toned joinery, pale tiling and a clean, contemporary finish that feels very refined. Bedroom two enjoys a similarly attractive west-facing outlook and has its own en suite shower room, completed in the same contemporary style as the rest of the house. Bedroom four is currently arranged as a charming bunk room, making it an excellent children's bedroom. Bright and well planned, it has been designed to make the most of the space available. The family shower room sits close by and is finished to the same standard as the rest of the house, with a soft palette and contemporary fittings. Within the stairwell, a bay creates a natural spot for a desk or reading chair.





Bedroom three occupies the lower ground floor and makes an excellent guest room, offering a useful degree of privacy from the bedrooms above. It is a spacious and comfortable room that works equally well for visiting family or longer-stay guests. The adjoining en suite shower room is finished in the same contemporary style as the rest of the house. Also on this level is the lower ground floor entrance hall, where the property's original front door has been retained, providing especially practical access from the parking area when arriving with luggage for the bedrooms on the lower ground and first floors.

Practical touches have been thoughtfully incorporated too. An inner courtyard on the first floor leads to a large storage room, while the rear path provides useful space for kayaks, logs for the wood burner and a rotary washing line. These are details that bring real ease to daily life by the water and add to the house's overall sense of practicality.

To the front, the off-road parking area still carries traces of the building's earlier life, with the old phone box in one corner and the original post box set into the external wall. There is space here for a car, with further parking to the side. The Swan Inn has a right of way along the path behind the terrace, and there is also a historic vehicular right of way across the front parking area, formerly used for deliveries and now retained as emergency access for The Swan Inn.

Location

Noss Mayo and its neighbouring village Newton Ferrers sit in the far southwest corner of the South Hams, surrounded by the protected landscape of the National Trust owned coastline within an Area of Outstanding Natural Beauty. These twin estuary villages are known for their strong sense of community, unspoilt natural surroundings and year round appeal.

Day to day essentials are within walking distance in Newton Ferrers, including a village co-op, post office, pharmacy, two churches and a selection of three well loved pubs. A popular delicatessen/café provides a welcoming hub of village life, while a thriving yacht club and respected primary school add to the village's year round vibrancy. Seasonal regattas and festive gatherings bring residents together, keeping the spirit of the place alive throughout the year.

Just a short walk from the property is the children's play park, an imaginatively landscaped area with timber climbing nets, bridges and balance beams set into natural grass and sand. It sits beside the village tennis court and community orchard, offering a safe and creative space for children and a favourite gathering point for local families. Noss Mayo Village Tennis Club is tucked into this peaceful leafy corner and is enjoyed for its relaxed and sociable character. From the house, it is easy to join a network of scenic walks, whether through the nearby Brookings Down Wood or along the much-loved Revelstoke Drive. This outstanding circular walk takes in dramatic sea views, quiet woodlands and the tranquil estuary edge views, returning through the heart of the village. The Tilly Institute, a historic community building, continues to serve as a social and recreational hub and houses a well-equipped snooker and billiards club. Newton and Noss Village Hall, a Grade II listed building at the heart of the village, hosts a full programme of activities including Pilates, Tai Chi, art exhibitions and community events, reflecting the village's rich social calendar.

Pubs here are more than just places to eat and drink. The Ship Inn, perched on the water's edge, blends historic charm with excellent food and a welcoming atmosphere. The Swan Inn, at Popes Quay, is a relaxed family run pub looking out across the River Yealm, perfect for a pub lunch and afternoon drink after a long walk. Below it, Popes Quay is a favourite spot for paddleboarding, crabbing or simply soaking in the estuary views, a place where the tide, the river and village life all meet. This is an ideal setting for those drawn to life on the water, whether it is sailing, paddleboarding or wild cold water swimming. Despite the peaceful setting, the location remains well connected, the A38 is just a short drive away, offering swift access to Exeter and the M5 in under an hour.









Property Details

Services:	Mains water, electricity, gas and drainage. Gas central heating. Electric underfloor heating in kitchen.
EPC Rating:	Current: D - 62, Potential: C - 72, Rating: D
Council Tax:	Band F
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 between Plymouth and Modbury at Yealmpton, take the B3186 to Newton Ferrers. When reaching the village continue until finding Marchand Petit's office, and the large WI Hall, on the right. In about 50 metres, at the grass island, turn left down the hill towards Bridgend and continue to the head of the creek. Bear hard right towards Noss Mayo. Pass the long stone building Malt House building on the right, and continue up the up the hill for about 100 yards to turn right at the sign "Junket Corner", the property will be found in about 300 yards on the left just before The Swan Inn.

Viewing

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

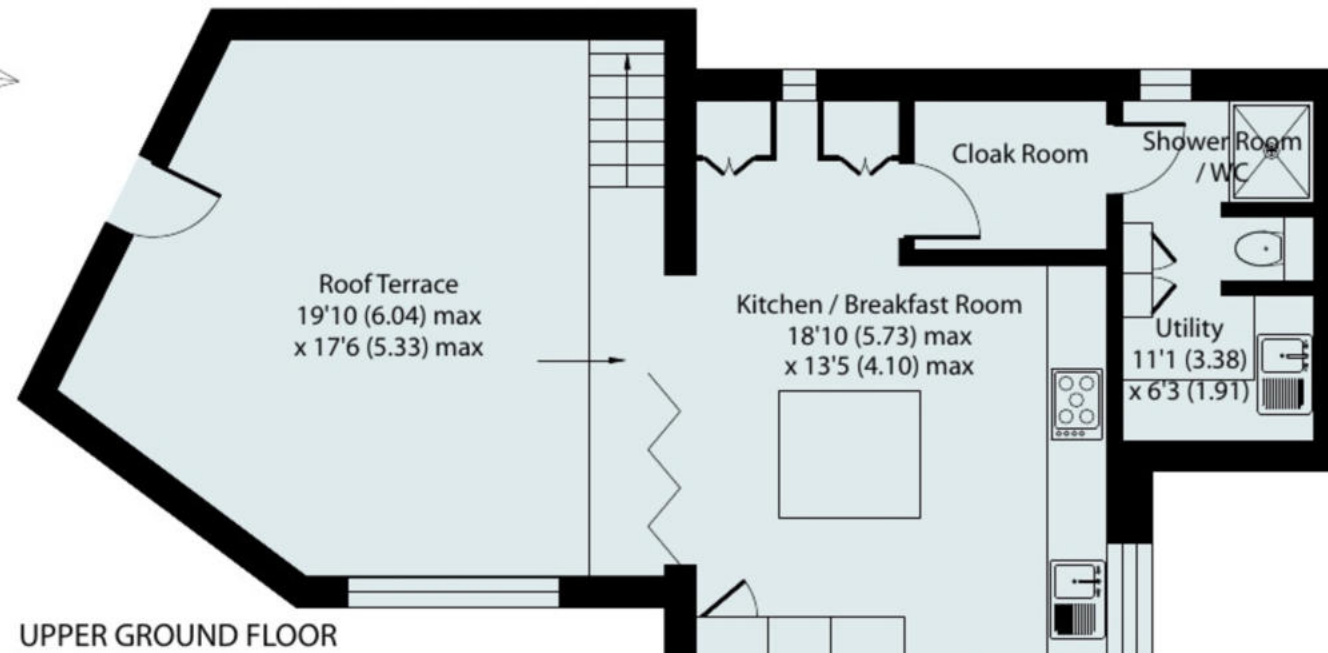
Key Features:

- Thoughtfully renovated former post office in the heart of Noss Mayo
- Four-bedroom home with far-reaching estuary views
- Just moments from Pope's Quay and the water's edge
- Newly built kitchen/breakfast room with utility and shower room after sailing/swimming
- Generous vaulted sitting/dining room with wood burner and estuary views
- West-facing terrace directly off the kitchen
- Three en suite bedrooms plus a family shower room
- Parking, storage and easy access to the waterfront

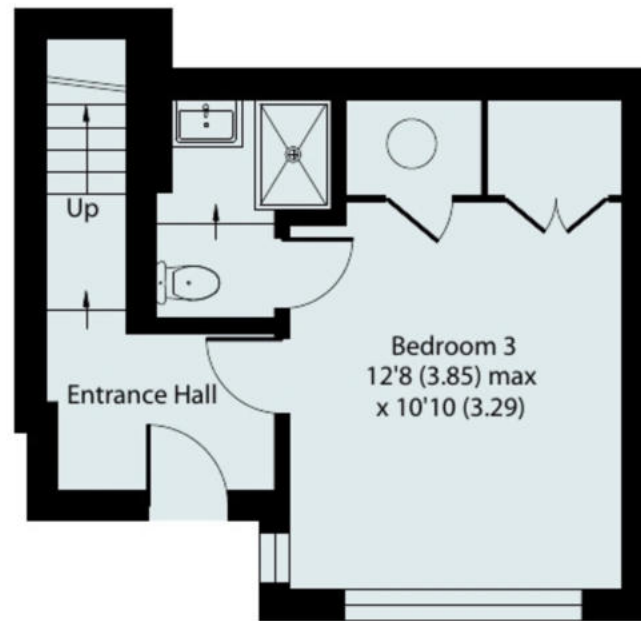


Approximate Area = 1840 sq ft / 170.9 sq m (exclude roof terrace)

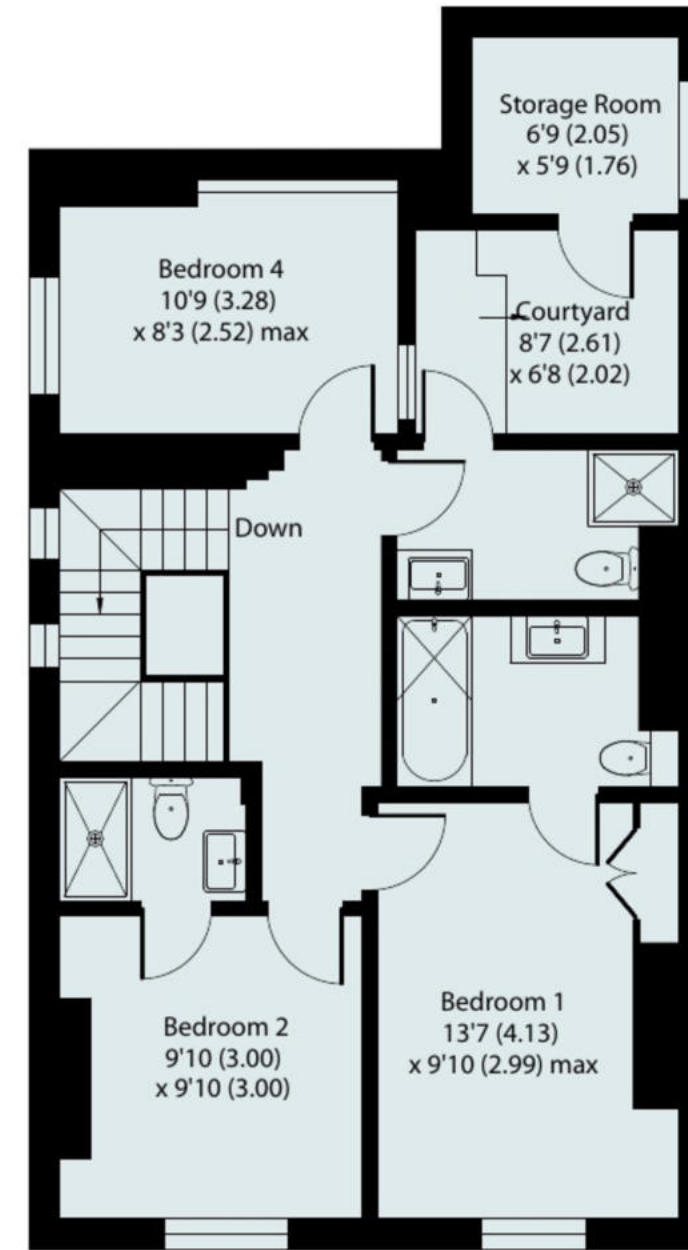
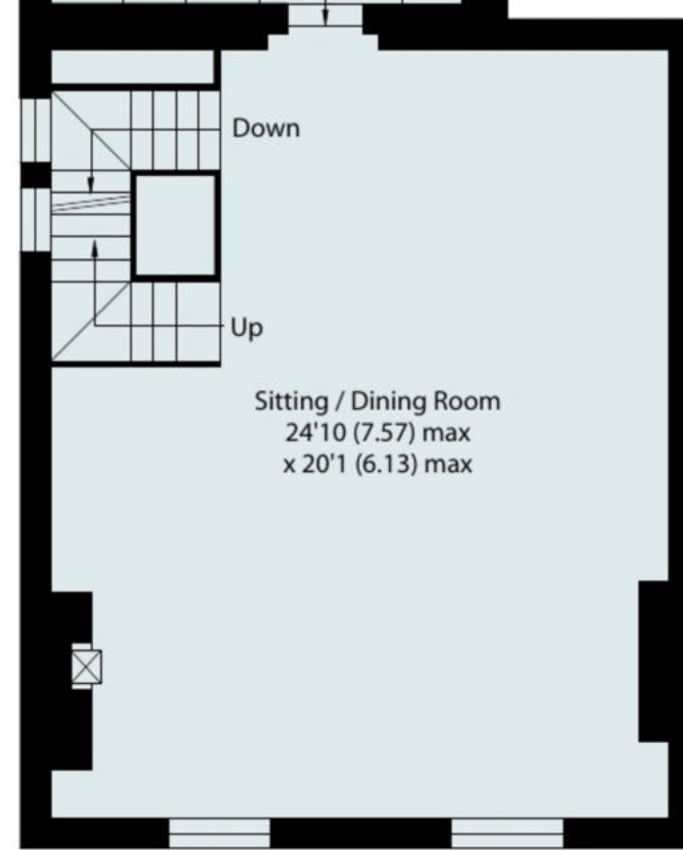
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UPPER GROUND FLOOR



LOWER GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Marchand Petit Ltd. REF: 1421906

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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.





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