

# THE ROUND HOUSE

## NEWTON FERRERS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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## COMING SOON - The Round House | Parsonage Road | Newton Ferrers | Devon | PL8 1AS

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Set along a private no-through road in a discreet village position, just a few minutes' walk from the estuary and village amenities, this beautifully converted barn sits within approximately 2.65 acres of gardens, enjoying far-reaching views across the surrounding countryside. Converted in the mid-1980s, it now offers a generous and characterful home of just under 3,000 sq ft, where original features have been carefully retained.

A particular highlight is the roundhouse sitting room, where a vaulted ceiling and exposed timbers create a striking sense of volume, centred around a wood-burning stove. The generous kitchen/breakfast room is positioned to take advantage of the outlook over the gardens, complemented by a practical utility space. The principal bedroom suite is also located on this level, with a dressing room and en suite, while a further room on the ground floor provides the option of a study, fifth bedroom or dining room. On the lower ground floor, three additional bedrooms are arranged around a central landing, served by a family shower room. Storerooms provide useful, easily accessible storage, and there is also a wine cellar.

Outside, the gardens extend to approximately 2.65 acres, predominantly laid to lawn and framed by mature trees and established planting, with an orchard area adding further interest. In a village setting where homes are typically more closely arranged, the scale of the grounds is exceptionally rare, offering a sense of space and privacy that is seldom found so close to the water and village centre. A double garage, separate single garage and ample driveway parking complete the property. The access lane is privately owned, with maintenance shared between neighbouring properties that benefit from rights of way. The setting feels private and tucked away, yet remains within easy reach of the water, with the estuary, quayside and village amenities all just a few minutes' walk away.

Set in the heart of the South Hams Area of Outstanding Natural Beauty, the twin villages of Newton Ferrers and Noss Mayo offer an enviable coastal lifestyle. Overlooking the peaceful Yealm Estuary, this sought-after location is a haven for sailing enthusiasts and nature lovers alike. With the shimmering waters just moments from the property, it is an exceptional setting for those drawn to life on the water whether setting sail for coastal adventures, paddleboarding along tranquil inlets, or taking an invigorating cold-water swim in sheltered waters. The children's cadet sailing club at the village yacht club also offers a wonderful opportunity for young sailors to learn the ropes.

The villages have a strong sense of community, with everything needed exceptionally close by from this popular village location. A village Co-op, post office, pharmacy, two churches and a selection of three welcoming pubs are all within a short stroll, along with a popular delicatessen/café that forms a lively hub of village life just moments from the property.

The exceptionally well-regarded primary school is also a stone's throw away, adding further appeal for families. Throughout the year, the villages come alive with events, from regattas to festive gatherings. For those who enjoy the outdoors, spectacular coastal and countryside walks are on the doorstep, including the breathtaking South West Coast Path and National Trust-owned shoreline. Woodland trails and hidden coves offer endless opportunities to explore, creating a perfect balance of adventure and tranquillity.

The nearby city of Plymouth, approximately 9 miles away, provides mainline rail connections along with a vibrant cultural scene, including the renowned Theatre Royal and a highly regarded university. There is also an excellent choice of restaurants and waterfront dining at the Royal William Yard, The Barbican and along The Hoe, as well as extensive shopping facilities at Drake Circus.

Mothecombe Beach lies approximately 4.5 miles away, offering a beautiful stretch of coastline for swimming, walking and seasonal beachside activities.



# Property Details

<b>Services:</b>	Mains water, electricity, gas and drainage.
<b>EPC Rating:</b>	Current: D - 56, Potential: C - 76, Rating: D
<b>Council Tax:</b>	Band G
<b>Tenure:</b>	Freehold
<b>Authority</b>	South Hams District Council, Follaton House Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 01803 861234

## Directions

When approaching Newton Ferrers from Yealmpton on the B3186 proceed towards the village centre to pass Marchand Petit's office and The Green Deli on the right. In about 20 yards, opposite the modern WI Hall, turn into the first small private lane on the left, and you will find The Round House at the end of the lane.

## Viewing

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

## 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.

## Key Features:

- Converted barn on private lane with ~2.65 acres and countryside views
- Just under 3,000 sq ft with retained character features
- Vaulted roundhouse sitting room with wood-burning stove
- Kitchen/breakfast room with garden outlook and utility
- Principal suite plus study/fifth bedroom on ground floor/dining room
- Three further bedrooms, shower room, storage, wine cellar
- Large gardens with orchard, garages, and ample parking
- Near estuary, village amenities, and coastal lifestyle in South Hams

**COMING SOON - more information to follow**





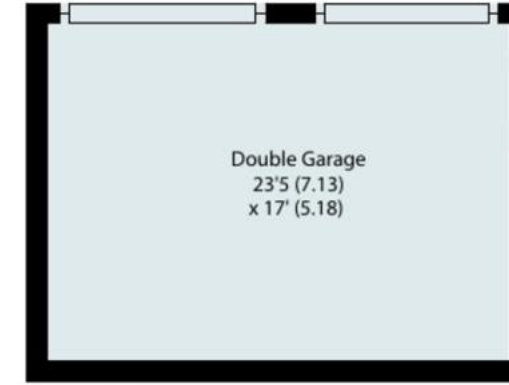
Approximate Area = 2941 sq ft / 273.2 sq m

Garage = 576 sq ft / 53.5 sq m

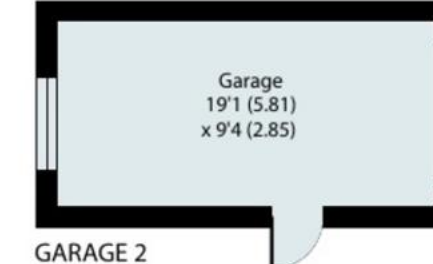
Outbuilding = 117 sq ft / 10.8 sq m

Total = 3634 sq ft / 337.5 sq m

For identification only - Not to scale



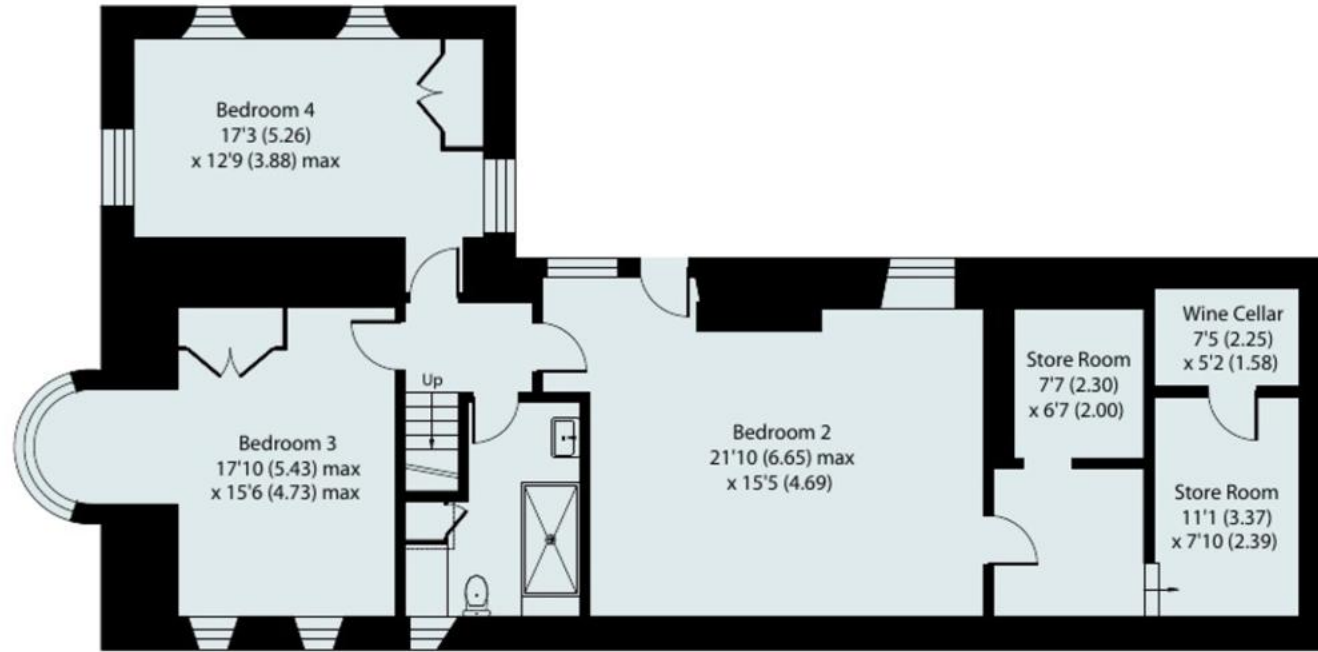
GARAGE 1



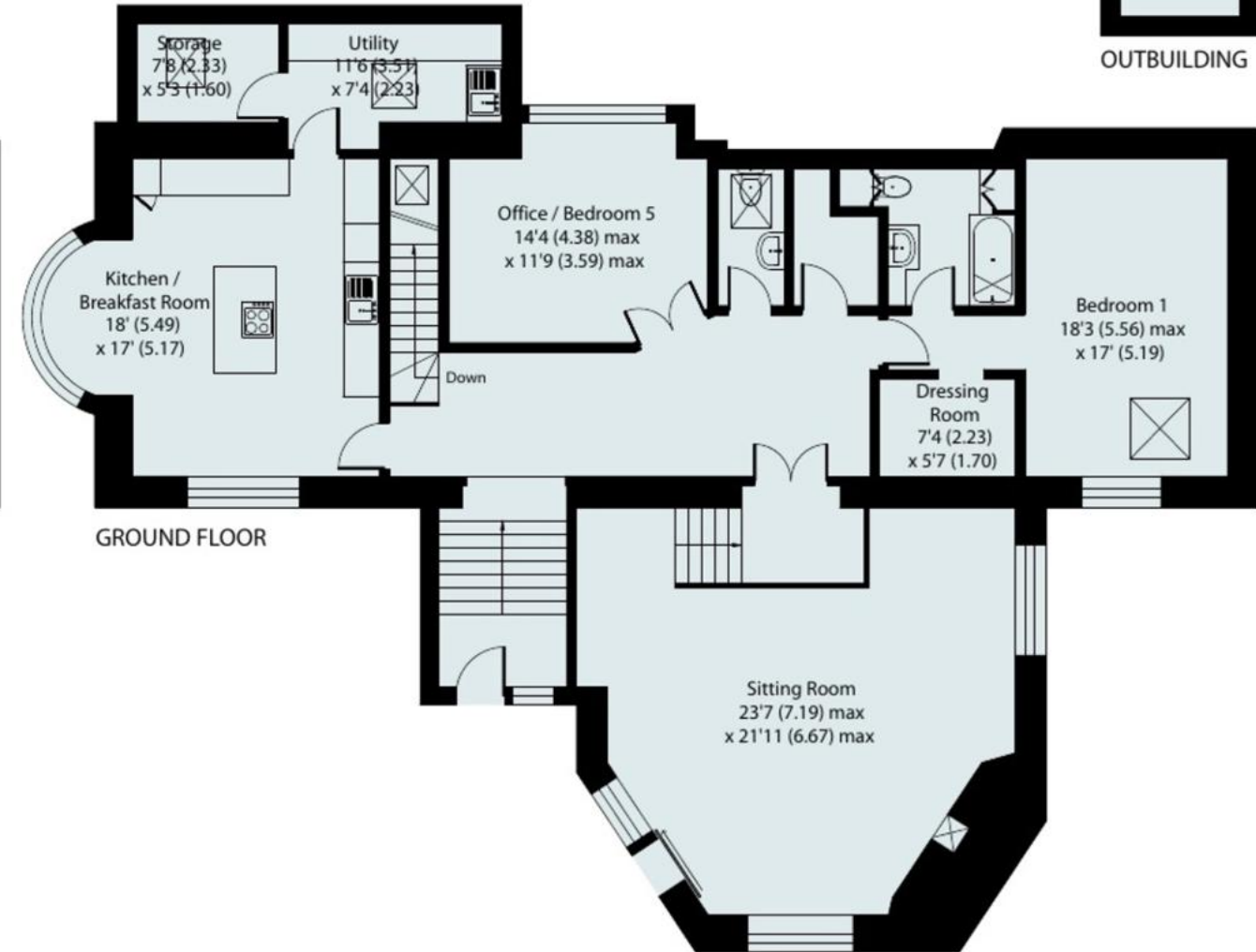
GARAGE 2



OUTBUILDING



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Marchand Petit Ltd. REF: 1442269

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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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