

CAMELIA COURT

NEWTON FERRERS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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Camelia Court | 28A Court Road | Newton Ferrers | Devon | PL8 1DH

A spacious barn conversion set within a generous, south-facing walled garden, with arched glazing, vaulted interiors and a kitchen/breakfast room with electric AGA and pantry. Sitting/dining room with gas fireplace. Three bedrooms, three bath/shower rooms (two en-suite), courtyard terrace and parking for two, all within the heart of this estuary village.

Mileages

A38 8 miles • Exeter 42 miles • Plymouth 10 miles
(Distances are approximate)

Accommodation

Ground Floor

Open Plan Sitting Room / Dining Room,
Kitchen with AGA and Pantry, Guest WC

First Floor

Two Bedrooms With Ensuites, One Further Bedroom,
Family Bathroom,

Outside

Spacious, South Facing Walled Garden,
Courtyard Garden Off Bedroom 2, Parking for Two Cars

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk
The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT

The Property

Camellia Court has instant presence, with handsome stone elevations and deep-set arched openings that give the house strong architectural character. The arched glazing is a defining feature, bringing a gentle grandeur to the façade and creating light-filled living spaces within. The roof has been recently replaced, helping to keep the building warm and roof weather-tight and reassuringly lower-maintenance for the future. The property has also been recently re-carpeted throughout, with new vinyl flooring in the bath and shower rooms, alongside a programme of redecoration that leaves everything feeling fresh and welcoming for the next owners. Inside, the feel is light and fresh; neutral finishes complement the character of the building. Vaulted ceilings and rooflights add volume and daylight, creating a home that feels uplifting.

Off the spacious entrance hall, there is a ground-floor guest WC, alongside a double-doored storage/cloak cupboard, ideal for coats, boots and day-to-day essentials.

The kitchen/breakfast room combines granite-effect worktops with integrated appliances and an electric AGA, creating a warm, practical focal point for everyday cooking and easy entertaining. The adjoining pantry offers generous space for provisions and kitchen storage, ideal for jars, preserves, baking essentials and countertop appliances, keeping everything close to hand.

The sitting/dining room is a generous, beautifully proportioned room arranged around the arched windows and glazed door that lead directly into the garden. It's an easy room to imagine year-round: bright in the daytime and welcoming in the evening, with the stone fireplace and gas stove giving immediate warmth and focus.

Upstairs, three bedrooms are served by three bath/shower rooms (two en-suite), offering comfort for family life, weekends with guests, or a lock-up-and-leave base with the village and the water close at hand. The light-filled principal bedroom has beautiful southerly views, plenty of room for storage and an en-suite shower room. Accessed straight from Bedroom 2, a courtyard terrace feels like a tucked-away outdoor room, raised and paved in warm-toned stone and enclosed by timber screening, making it an easy extension of the bedroom in warmer months for morning coffee. The third bedroom lends itself beautifully to a child's room, a guest bedroom or a dedicated study, and is served by the spacious family bathroom.

Outside

The garden is arranged as a sheltered walled garden. The layout has been designed to make the most of the south-facing aspect: raised beds are softened with planting, while broad steps lift you onto a terrace that sits perfectly against the house, an ideal spot for morning coffee, long lunches, or an evening drink as the light drops. The mix of paving and gravel keeps maintenance low currently; however, there is plenty of scope and space for someone keen to add further planting or grass.

There is also space for a hot tub, with the garden's walls and level changes helping it feel discreet and separate from the main seating areas.

Private off-road parking for two vehicles is positioned at road level.



Setting & Village

There is a gentle, nostalgic quality to Newton Ferrers; village life at its best, with church bells, boats moving with the tide and children crabbing. During the week, you can walk children to school, pick up a loaf of bread and a coffee from the deli, and be home again within minutes. For those who are retired, the same route becomes a morning ritual, with time to stop and talk, watch the river and feel part of village life, with its many activities, clubs and societies. Weekends have their own pace, with walks on the coast path, sailing on the estuary and slow afternoons in the garden.

Key features:

- Spacious barn conversion in the heart of Newton Ferrers
- The roof has been recently replaced, helping to keep the building warm and roof weather-tight and reassuringly lower-maintenance for the future.
- Recently re-carpeted throughout with new vinyl flooring in the bath and shower rooms, plus a programme of redecoration creating a fresh, welcoming feel
- Kitchen/breakfast room with electric AGA, integrated appliances and generous pantry
- Superb sitting/dining room with arched windows to the walled garden and gas fireplace
- Three bedrooms and three bath/shower rooms (two en-suite)
- Private courtyard terrace accessed from Bedroom 2
- Attractive and spacious south-facing walled garden plus private off-road parking for two vehicles





Property Details

Services: Mains water, electricity, gas and drainage.

EPC Rating: Current: D - 57, Potential: B - 82, Rating: D

Council Tax: Band E

Tenure: Freehold with vacant possession

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 (Plymouth to Kingsbridge Road), take the B3186 signposted Newton Ferrers. Enter the village and after The Green turn right into Court Road. The private gravelled parking area for Camellia Court will be found on the right, just past The Fairway.

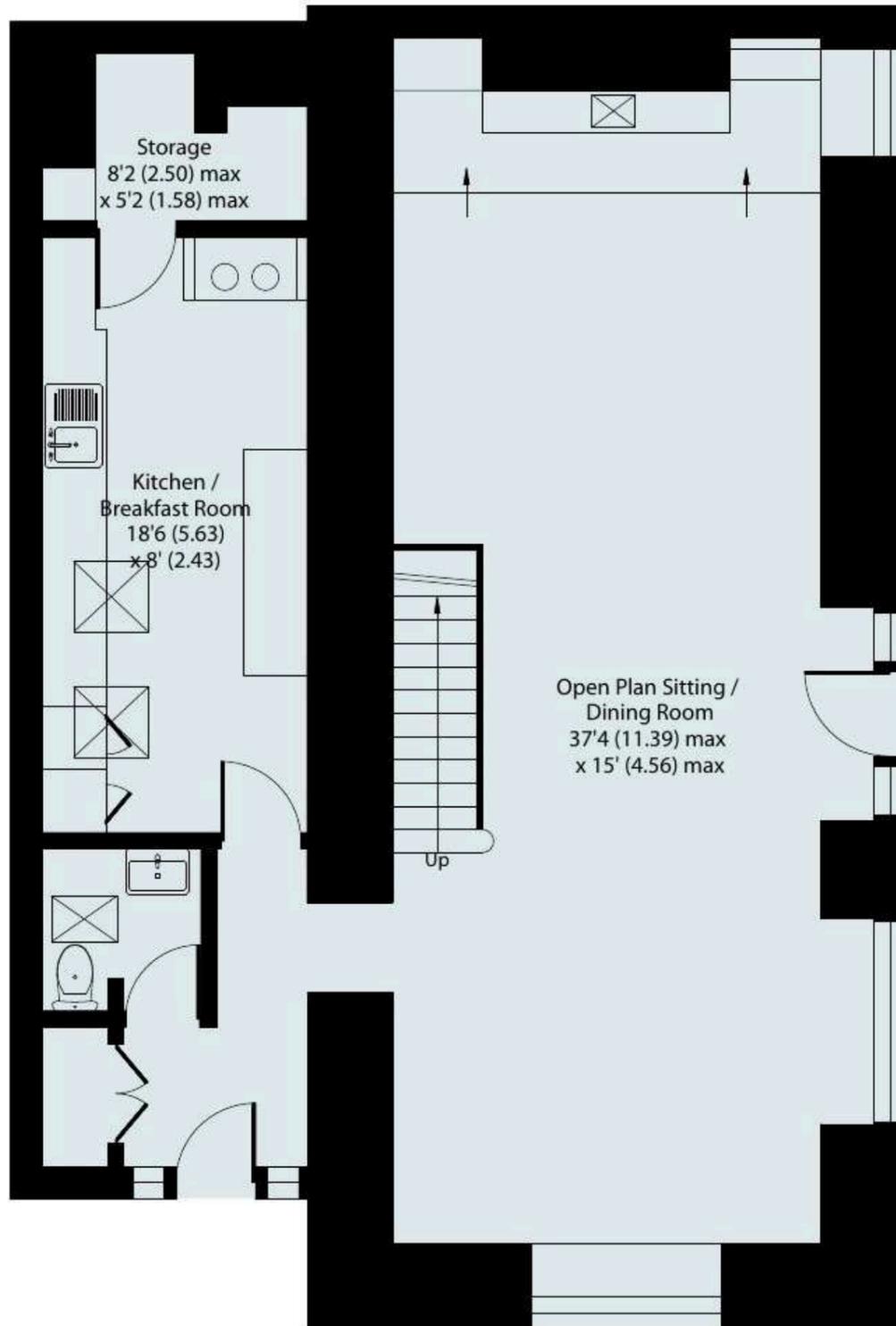
Viewing

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

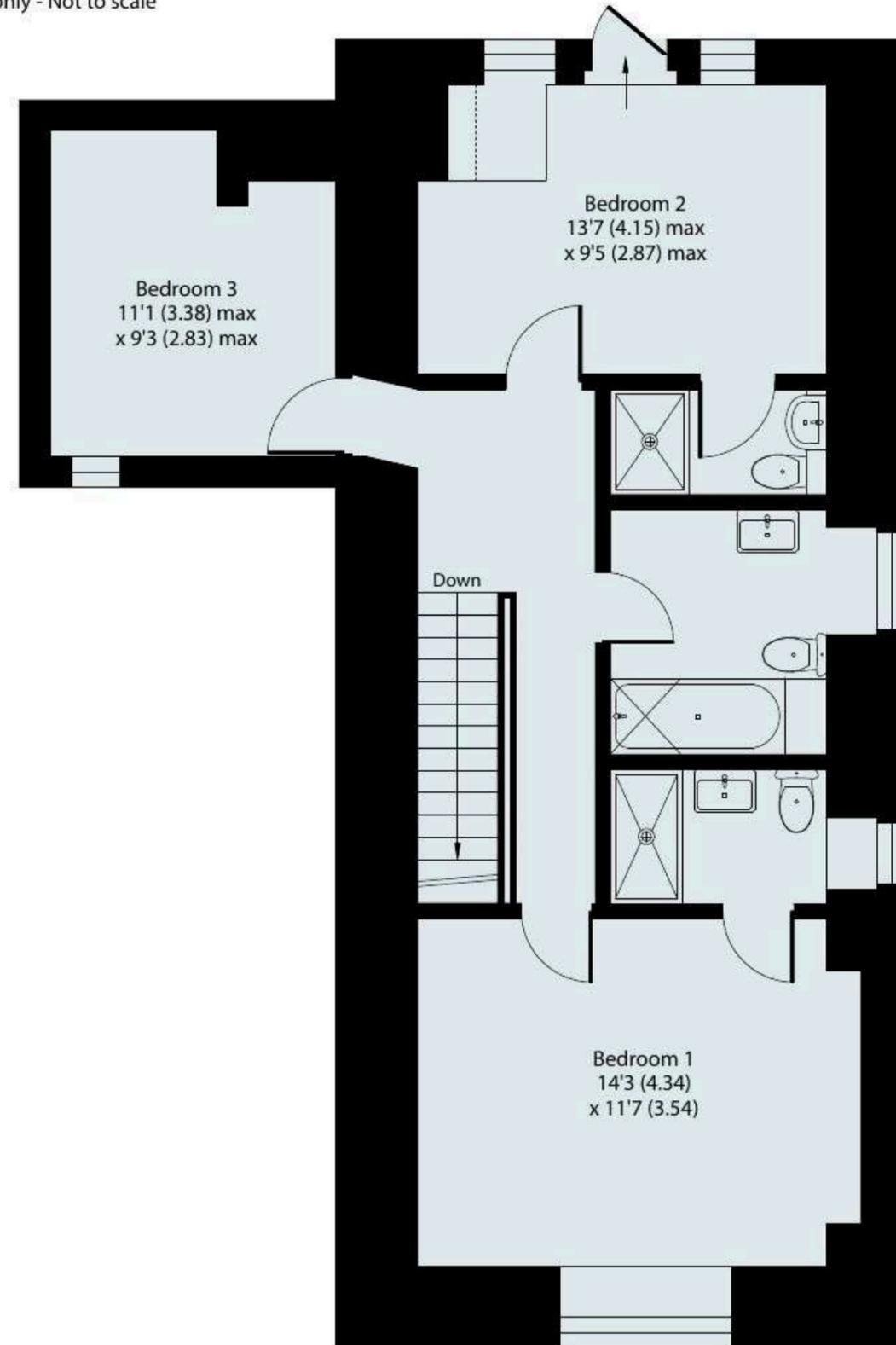


Approximate Area = 1512 sq ft / 140.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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