

MAXDENE NEWTON FERRERS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Maxdene | Newton Hill | Newton Ferrers | Devon | PL8 1BG

In the very heart of Newton Ferrers, moments from the waterfront, village shops and pub, Maxdene is a characterful home that has evolved over time into a versatile and unexpectedly spacious coastal home. Behind its modest frontage lies a bright, contemporary interior arranged around generous open-plan living spaces, with a west-facing garden and the flexibility to easily create additional income or multigenerational accommodation if desired.

The house has been extensively improved in recent years, including replacement windows, a new roof and significant internal updating, with much of the heavy lifting already completed. The interiors have been thoughtfully opened up and reworked to create the bright, contemporary home seen today, while the remaining finishing touches offer an opportunity for new owners to bring their own style and complete the house in a way that feels personal.

At the centre of the home is a wonderfully light open-plan kitchen, dining and living space where white-painted floorboards, whitewashed walls, natural textures and soft light create a relaxed contemporary atmosphere that feels perfectly suited to village life by the water. A simple handcrafted kitchen and central island flow naturally into the living area, where a gas-fired stove creates a cosy focal point within the room. Equally suited to everyday living, family suppers or weekends with friends returning from the estuary, the overall feel is bright, welcoming and highly liveable. There remains scope for new owners to add their own finishing touches over time, continuing the evolution of the house in a way that feels personal.

The open-plan living space flows naturally through to the dining/media room, creating a more intimate secondary reception space suited to relaxed dining, evenings with friends or simply somewhere quieter away from the main living area. Meanwhile, the lower ground floor sitting room provides valuable additional living space, ideal as a television room, music room or somewhere family members can enjoy independently from the main accommodation above. From here, glazed doors open directly onto the garden-facing balcony and outside space, strengthening the connection with the garden and drawing natural light deep into the room.

The bedroom arrangement adds further flexibility to the house. In addition to the vaulted first-floor bedroom with elevated views, there are two further bedrooms. The upper bedroom has a particularly calm and airy feel. An extensive loft area offers considerable further potential. Previous planning consent was granted for the creation of a principal bedroom suite with dormer extension, although this permission has now lapsed.

A particularly appealing aspect of the property is the versatility of the lower ground floor accommodation. Added in the 1990s and benefiting from its own access together with an independent heating and hot water supply, the layout naturally lends itself to a variety of uses. Currently arranged as additional living accommodation with utility space and bedroom accommodation above, it could suit multigenerational living, guest accommodation or those seeking potential income opportunities from a holiday letting venture, subject to any necessary consents.

Outside, the west-facing rear garden provides a surprisingly green and sheltered backdrop to the house, with lawned areas, mature planting and established borders creating a quiet atmosphere that feels far removed from the centre of the village. There are several spaces for outdoor dining, barbecues and evening drinks. Beneath the house, an extensive cellar, workshop and undercroft storage area provide a huge amount of practical space rarely found in the centre of the village, ideal for paddleboards, kayaks, wetsuits, sailing equipment, bicycles and general storage, offering much of the practicality buyers often seek from a garage.

Although positioned in the centre of the village, unrestricted on-road parking is available just a short walk from the property.



Property Details

Services: Mains electricity, water (metered), gas and drainage

EPC Rating: Current: E - 42, Potential: C - 74, Rating: E

Council Tax: Maxdene Band C. The lower ground floor accommodation is currently separately assessed as Butterfly Cottage Band A, although an application is presently in progress to reintegrate this accommodation back into the main property from a Council Tax perspective. The property is currently being used and enjoyed as one home.

Tenure Freehold

Authority South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 01803 861234

Key Features

- Bright open-plan kitchen, dining and living space
- Flexible accommodation with multigenerational or holiday let potential
- West-facing rear garden with mature planting
- Characterful coastal home in the heart of Newton Ferrers
- Extensively improved including new roof and replacement windows
- Vaulted first-floor bedroom with elevated village views
- Extensive cellar, workshop and undercroft storage
- Unrestricted on-road parking available a short walk away

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 of Newton Ferrers and follow the road as it winds down into the centre of the village. At the Co-op stores turn left into Newton Hill. Maxdene is situated halfway down the hill on the right-hand side.

Viewing

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



Floor Plans

Approximate Area = 2388 sq ft / 221.7 sq m
 Limited Use Area(s) = 500 sq ft / 46.4 sq m
 Total = 2885 sq ft / 268.1 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Marchand Petit Ltd. REF: 1305534

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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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