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Luscombe Maye
Since 1873

Church Park Road, NEWTON FERRERS, South Devon

Guide Price £500,000

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Sale by Auction - <https://bamboo.bambooauctions.com/property/10-church-park-road-newton-ferrers-plymouth-pl8-1az-6066544>

The property has enormous potential for re-configuration, extension and modernisation to create a beautiful home, set within generous, south facing, terraced gardens and enjoying glorious 180° Yealm estuary views.

The property is currently accessed down a flight of steps from road level, the main living room, with open fireplace, optimises it's elevated position above the gardens, to enjoy the panoramic views from a corner window and patio doors opening onto a small balcony with steps leading down to the full width sun terrace. The primary bedroom sits on the same elevation with a south-facing window overlooking the river with Noss Mayo beyond. To the rear of the ground floor is a 2nd double bedroom, shower room, separate WC and kitchen with door leading into a potential utility and pantry located beneath the garage. The lower ground floor is accessed from the path leading to the garden and is currently arranged into two main rooms with a simple shower room and large storage areas built into the bank.

Outside, there is a single garage with off-road parking in front and a large garden, landscaped with terraces to optimise the outlook.

No EPC available due to the extensive modernisation required.

FURTHER INFORMATION To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/9wPDWpDPbHTmmitRZTSm8r/view>) . Alternatively, you can contact our team for this information.

Council Tax band: E Tenure: Freehold

VIEWINGS Strictly by appointment with Luscombe Maye, Newton Ferrers Office.



Cranwell, 10 Church Park Road, Newton Ferrers, PL8 1AZ

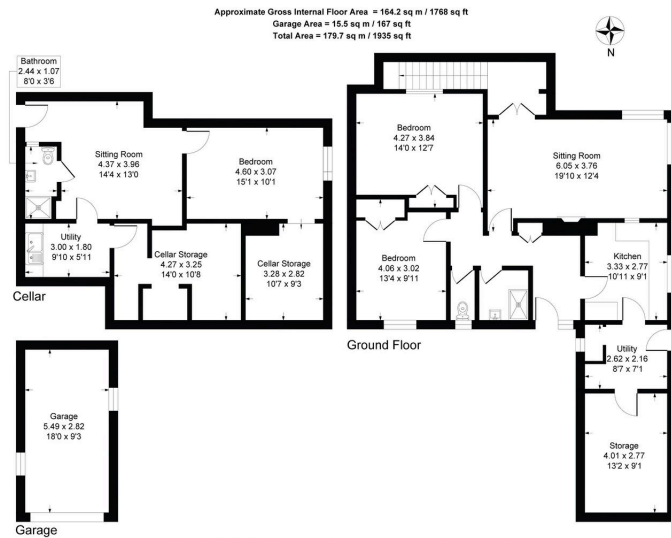
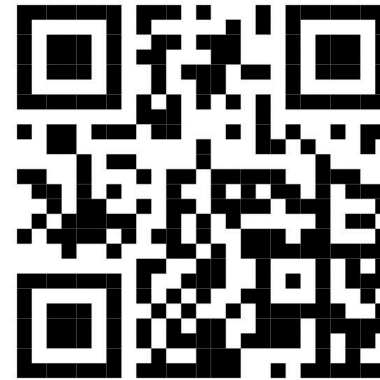


Illustration for identification purposes only, measurements are approximate, not to scale.

- Prime development opportunity in a sought-after location
- Commanding estuary views
- Terraced gardens
- Detached property
- Off-road parking and garage
- No Chain
- Sale by online auction
- <https://bamboo.bambooauctions.com/property/10-church-park-road-newton-ferrers-plymouth-pl8-1az-6066544>



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Use the QR code for further "Material Information" about this home

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