

WESTONHAY

NOSS MAYO



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

**Westonhay | Stoke Road | Noss Mayo | Devon |
PL8 1DY**

Westonhay is a well-appointed home set above the River Yealm, with far-reaching estuary views from terraces and balconies. Located in the sought-after village of Noss Mayo, it offers flexible living space, attractive gardens with a studio, ample parking and a double garage, with easy access to Plymouth and local amenities.

Mileages

A38 9 miles, Exeter 43 miles, Plymouth 12 miles, Local Shops, Riverside Pubs, Churches 0.5 miles (All mileages are approximate)

Accommodation

Ground Floor

Entrance Hall, Sitting Room, Kitchen, Utility Room, Dining Room, Shower Room, Study

First Floor

Bedroom with Ensuite, Three Further Bedrooms, Family Bathroom

Outside

Terraced Gardens, Balcony, Garden Room

Newton Ferrers Office

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

Prime Waterfront & Country House

01548 855590 | pwch@marchandpetit.co.uk
4 Broad Street, Modbury, PL21 0PS



Westonhay is set above the River Yealm, with a far-reaching outlook over the estuary, across the villages and out towards open countryside, with longer views that reach as far as the deep-water pool. Terraces and balconies wrap around the house to make the most of the position, giving you places to sit in the sun at different points of the day and throughout the year.

Newton Ferrers and Noss Mayo are a pair of waterside villages with a strong sailing culture, set within the South Hams Area of Outstanding Natural Beauty and a Special Area of Conservation. Daily life here is easy: there's a post office, pharmacy, Co-operative store, three pubs, two churches, coffee shop/deli and a yacht club with bistro, plus a well-regarded primary school. For those who like to be involved there are plenty of local clubs and activities, and for quieter days there are excellent walks along the estuary and into the surrounding countryside.

Plymouth is comfortably accessible for commuting and wider amenities, with bus services into the city, strong schooling and leisure options, and mainline trains to London Paddington. The A38/M5 link is also within reach, and Plymouth's ferry port is readily accessed. Watersports around Plymouth Sound and its marinas add to the lifestyle appeal.

The house is arranged to feel welcoming and practical from the moment you arrive. The entrance hall is light-filled and provides excellent day-to-day storage with two deep built-in cupboards. Solid oak flooring sets a warm tone through key areas, and the layout offers a good balance: spaces that connect well for entertaining, but with enough separation for work, family life or quieter routines.

At the front of the house, the sitting room is oriented towards the view, with a glazed section and doors that open onto the patio so inside and outside naturally work together. A log burner sits within a brick surround on a slate hearth, creating a strong focal point through the cooler months. The detail is thoughtful, with features such as picture rails and well-planned lighting, and connectivity in place for modern living.

The kitchen/breakfast room is another standout space, positioned for the estuary outlook and recently refitted. Dekton work surfaces, generous cabinetry (including pan drawers and display shelving), and a full suite of Neff appliances make it a kitchen that's as practical as it is good-looking: a five-ring induction hob, extractor, integrated dishwasher, Wi-Fi controlled oven/grill and combi microwave, a warming drawer, and integrated full-height fridge and full-height freezer. Karndean flooring keeps it resilient and easy to live with.

A separate dining room sits to the rear, ideal for more formal meals or hosting, and there's an additional flexible reception room currently suited to use as a family room or study, with glazed doors opening to both sides particularly useful if you want a calm work-from-home space that still feels connected to the house.





A recently refurbished ground-floor shower room is an excellent practical addition, especially after the beach, a swim or time on the water, and a utility/boot room provides the everyday “engine room” with sink, storage, and space for both washing machine and dryer, plus direct access out to the lower rear terrace.

Upstairs, the landing is bright with French doors opening onto the upper rear terrace and garden. The main bedroom enjoys a balcony and those wide estuary views, along with fitted wardrobes and an en-suite bathroom. The remaining bedrooms are well placed, with a family bathroom serving the floor and useful built-in storage including an airing cupboard and additional fitted cupboard space.

Across the house, Honeywell zone-controlled radiator valves support more tailored heating control.

A driveway provides ample off-road parking and leads right up to the front door, with additional space in front of and to the sides of the detached double garage. The front garden includes a pond with a decked surround, and a path rises to a sheltered entrance. Access runs around both sides of the house to the rear.

The garden is arranged in levels to suit the setting: an upper terrace with a vegetable patch and seating area, and a more private barbecue area that leads naturally to the studio a lovely spot for long summer evenings with the view as the backdrop.

The timber garden studio/workshop is insulated and connected with light, power and internet/data, making it genuinely useful as a home office, creative space or secure storage.

The detached double garage has an electric remote-control door, power and lighting, a part-glazed side door with window, external sockets and taps to either side, and an electric car charging point.









Property Details

Services: Mains water, electricity, gas and drainage.
EPC Rating: Current: C - 74, Potential: C - 80, Rating: C
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 in Yealmpton, take the B3186 to Newton Ferrers. In the village, take the next left signposted Bridgend and follow the road down the hill, around the head of the creek and up towards Noss Mayo. At the church, take a sharp left into a private drive; Westonhay is on the right, before the drive divides.

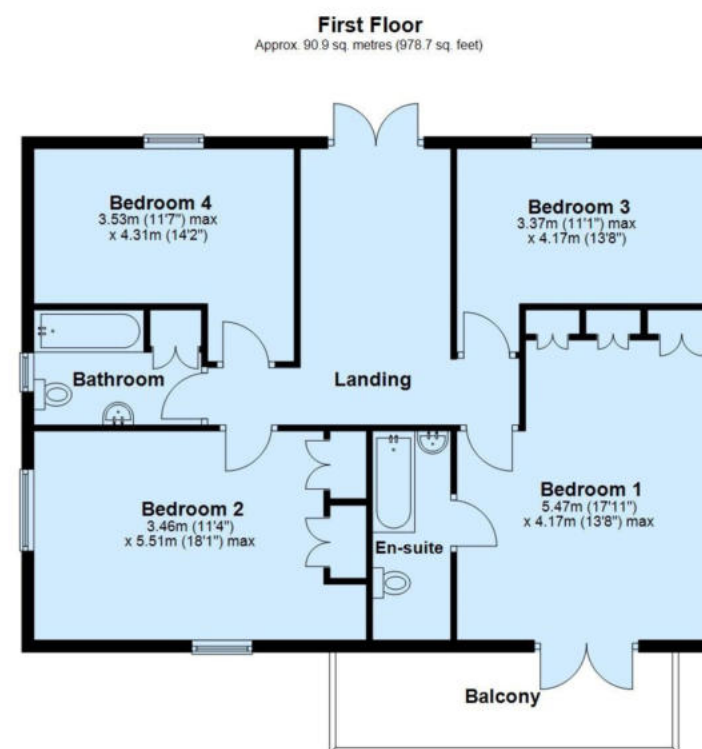
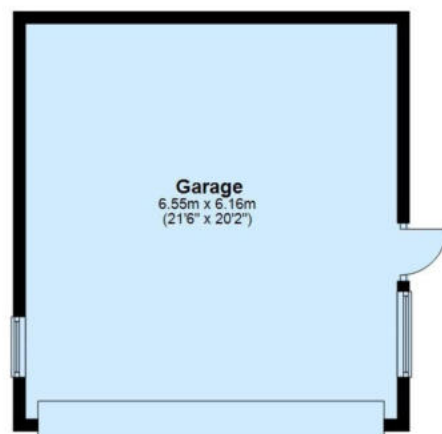
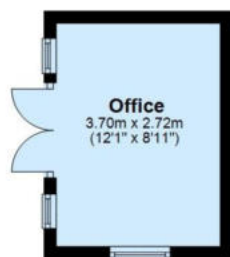
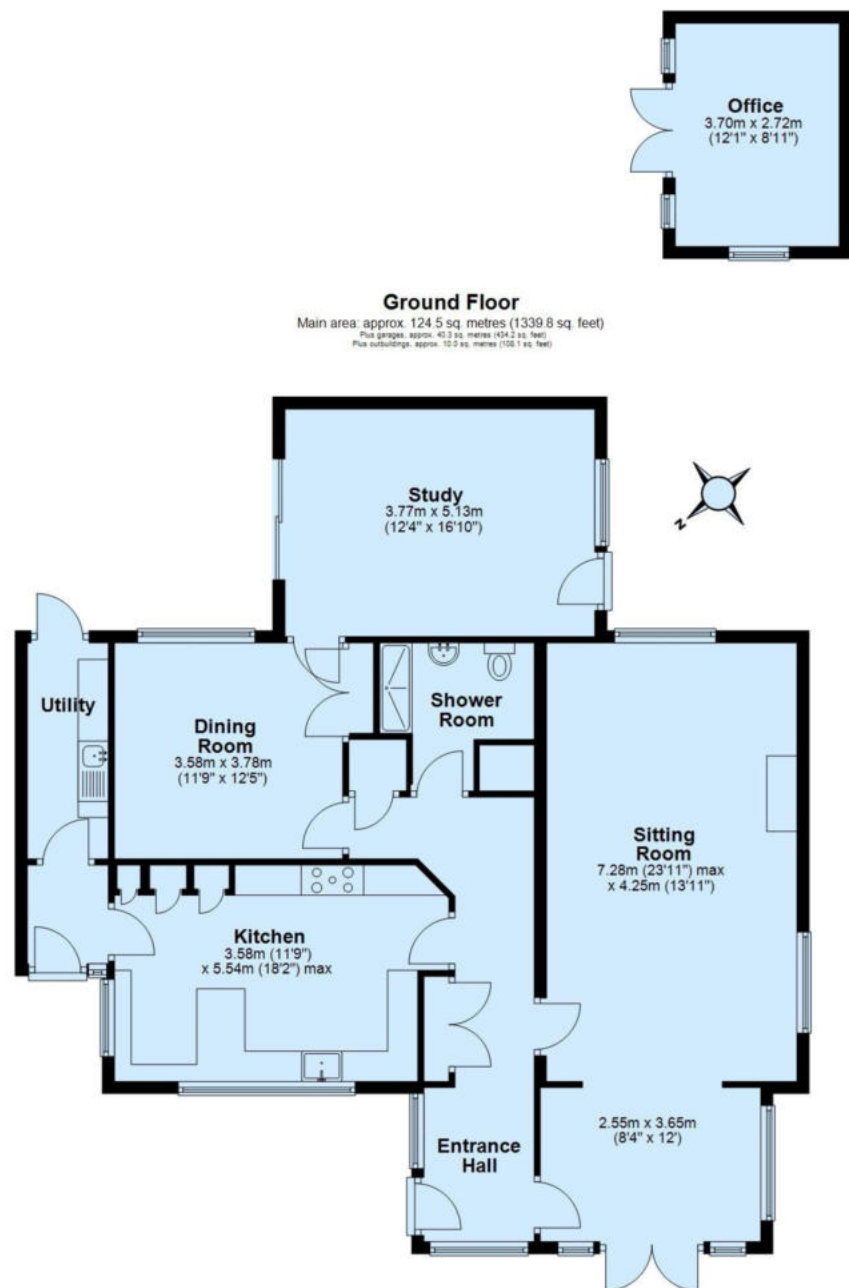
Viewing

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

Key Features

- Mains services: electricity, gas, water and drainage
- Heating / hot water: gas-fired; hot water on demand
- Solar: 5kW panels with a 15kW storage battery
- Broadband: live Gigaclear ultrafast fibre connection
- Connectivity: telephone, TV and data points to all main rooms
- Local authority: South Hams District Council (Follaton House, Plymouth Road, Totnes, TQ9 5NE)
- Council tax: Band F
- Viewings: strictly by appointment





Main area: Approx. 215.4 sq. metres (2318.5 sq. feet)
Plus garages: approx. 40.3 sq. metres (434.2 sq. feet)
Plus outbuildings: approx. 10.0 sq. metres (108.1 sq. feet)

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

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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