

3 HIGHER COOMBE COTTAGES NOSS MAYO



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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3 Higher Coombe Cottages | Noss Mayo | Plymouth | Devon | PL8 1EH

A 1925 cottage overlooking Noss Mayo's attractive village greens and orchard. Four bedrooms, sitting room with wood-burner and dining room with fireplace, both with bay windows, plus kitchen/breakfast room. Front and rear gardens, parking and large detached garage/workshop. Moments from the estuary, with coastal walks from the doorstep.

Mileages

A38 9 miles, Exeter 43 miles, Plymouth 12 miles,
Local Shops 1 mile (All mileages are approximate)

Accommodation

Ground Floor

Kitchen / Breakfast Room, Sitting Room, Dining Room,
Store Room, WC

First Floor

Four Bedrooms, Family Bathroom, Seperate Toilet

Outside

Garage / Workshop, Patio and Terraced Gardens

Newton Ferrers Office

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The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT



The Cottage

This 1925 end-of-terrace cottage sits slightly elevated behind a sun-catching terrace, looking directly across the community orchard and village greens, with Brookings Down Wood forming a natural backdrop and the village tennis courts close by. It's a view that changes gently through the seasons and gives the house an immediate sense of openness. Extended to the rear in the late 1980s, the house balances characterful original rooms with a more practical everyday flow. And, in a village where parking is famously at a premium, it offers private off-street parking for around three cars within the hardstanding parking area and the substantial garage/workshop, making life here feel both effortless and well set up from the outset.

From Hannaford Road, a quiet no-through lane, a gate opens onto the front terrace, slightly raised and perfectly positioned for coffee or an evening glass of wine. A front porch with a stable door makes the terrace feel like a natural extension of the house, creating a gentle connection between inside and out. On brighter days, you can leave the top open and keep the lower half closed, letting in air and light while still feeling tucked away. It's also a lovely spot to pause and take in the view.

Inside, the original 1920s rooms have a calm, well-balanced feel, with pleasing proportions and a sense of symmetry that's instantly comfortable. The sitting room and dining room sit side by side at the front, each with a bay window that draws light deep into the space and frames the orchard outlook beautifully. The sitting room is particularly inviting, with engineered oak flooring and a wood-burning stove set into the fireplace with a slate hearth. It's a room that works just as well for quiet winter weekends as it does for post-walk evenings in from the coast. Character details include half-height tongue-and-groove panelling and arched alcoves to either side of the room, with shelving and cupboards below, ideal for books, board games and storage. The dining room mirrors the sitting room's bay window and generous proportions, with a gas fire and surround, and built-in alcoves either side with shelving and cupboards beneath. It's an easy room for long, late suppers and a lovely complement to the more informal kitchen and breakfast space to the rear.

Extended in the late 1980s, the rear of the house has been arranged with a real sense of ease and practicality, exactly what you want from a village cottage where muddy boots, wet coats and dogs fresh off the estuary are part of day-to-day life. The kitchen and breakfast room is generous, with shaker-style cabinetry, terracotta-toned ceramic tiled flooring and a window over the sink looking over the rear garden. A breakfast bar creates a relaxed setting for slow mornings, and the gas-fired Rayburn brings warmth and comfort to the cottage, while also providing the central heating and hot water. There's space and provision for the key appliances, including a fridge, freezer and washing machine, along with an oven and hob. Off the kitchen there's a store, a guest WC, and a back door out to the garden, making day-to-day life easy.

Upstairs, the house offers four bedrooms, with two larger rooms to the front enjoying the orchard and green outlook, and two bedrooms to the rear overlooking the terraced rear garden. Each room benefits from built-in wardrobes and excellent storage. A shower room is complemented by a separate WC.



The house enjoys two distinct outdoor settings. To the front, the paved terrace is a wonderful feature; a great place to sit, read, chat with neighbours and watch village life move through the day, all with an open view that gives the cottage a sense of space you simply wouldn't expect this centrally. To the rear, the garden rises in terraces to a higher patio that catches the sun as it moves around the garden. It is ideal for late-afternoon drinks or supper outside as the light shifts and village life quietens down.

Location

From the cottage, it's easy to step straight into some of the best walking in the area, whether that's through Brookings Down Wood or along the much-loved Revelstoke Drive, a celebrated circular route that blends wide sea views, quiet woodland and the tranquil edge of the estuary before returning through the village.

The children's play park sits beside the tennis courts and orchard. It's an imaginative outdoor space, with timber climbing nets and balancing features set into grass and sand. The Tilly Institute continues to host village clubs and social life, while the Grade II listed village hall runs a full programme of activities and events throughout the year. Set above the village, St Peter's Church brings a real sense of character to Noss Mayo. Built in 1880-82, it's instantly recognisable for its tower and much-admired bells: a full ring of eight, cast by John Warner & Sons in approximately 1881-82 and, following a major overhaul by Taylor's, described by local ringers as "one of the best peals of Eight in Devon."

Day-to-day essentials are close by in Newton Ferrers, and when the tide is out, residents often walk across the Voss between the villages. Newton Ferrers offers a village co-op, post office, pharmacy, church and a choice of well-loved pubs, while a popular delicatessen and café has become a natural meeting point for locals. The yacht club and respected primary school add to the year-round appeal, with regattas and seasonal gatherings bringing a strong sense of community.

Down on the water, The Ship Inn and The Swan Inn are part of the fabric of Noss Mayo, the kind of places you return to again and again. Popes Quay is a favourite for paddleboarding, crabbing, launching a kayak, or simply sitting with the estuary view. For anyone drawn to life on the water -sailing, swimming, paddleboarding - this is exactly the right setting.

Despite its peaceful feel, the A38 is only a short drive away, making Exeter and the M5 accessible in under an hour.

Parking and Detached Garage

Approached from Coombe Down Lane, behind the property, the private parking area and detached garage are a rare asset in this part of Noss Mayo. There is off-street parking and a large garage/workshop, including a garden store area. Steps then lead down from the parking area to the cottage, giving an easy, practical flow between the parking, storage and house.





Property Details

Services: Main water, drainage, gas and electric. Gas-fired Rayburn providing hot water and central heating.

EPC Rating: Current: E - 44, Potential: C - 79, Rating: E

Council Tax: Band E

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 towards Newton Ferrers. Continue past Marchand Petit's office and take the first left down Bridgend Hill. Follow the road down the hill, around the head of the creek, and continue to the top of the hill. At the church, take the right fork into Revelstoke Road and continue down the hill. At the bottom, turn sharply right and continue down towards the head of the creek, once reaching the village hall on your left, turn left into Foundry Lane, which leads into Coombe Down Lane. Towards the top of the hill, the property's parking area and garaging will be found on the left-hand side.

Alternatively, park in the public car park beside the tennis courts on Hannaford Road. Walk up the lane and the property will be found after a short distance along on the right, opposite the village orchard and just beyond the tennis courts.

Viewing

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

Key Features:

- 1925 end-of-terrace cottage with a sunny, elevated front terrace and open outlook across the community orchard and The Green.
- Private off-street parking, plus substantial detached garage/workshop
- Superb village lifestyle with easy access to coastal and woodland walks and the River Yealm
- Four bedrooms, all with built-in wardrobes, plus shower room and separate WC
- Generous kitchen and breakfast room
- Characterful sitting room and dining room, both with bay windows to the front and feature fireplaces
- Front and rear gardens to enjoy the sun throughout the day



Approximate Area = 1403 sq ft / 130.3 sq m (excludes store)

Garage = 303 sq ft / 28.1 sq m

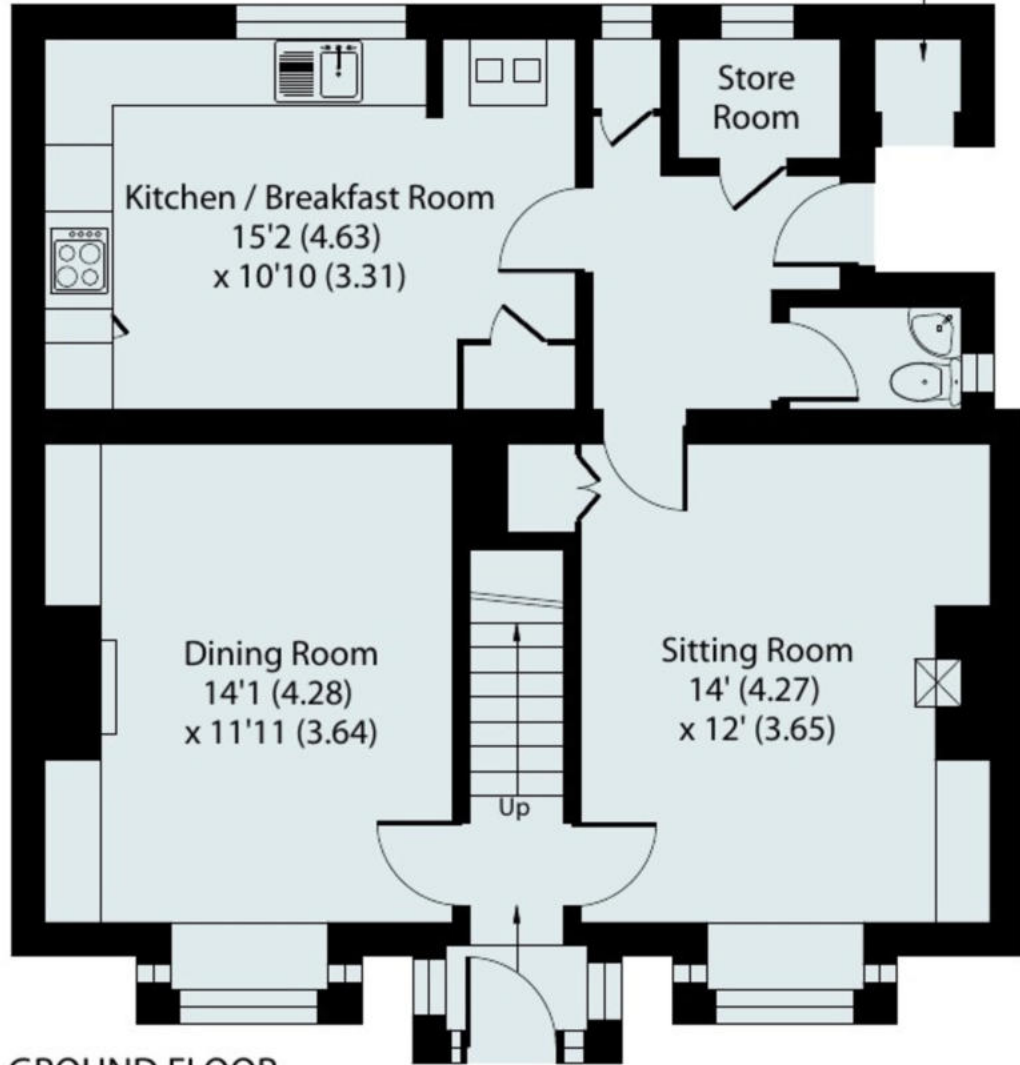
Outbuilding = 42 sq ft / 3.9 sq m

Total = 1748 sq ft / 162.3 sq m

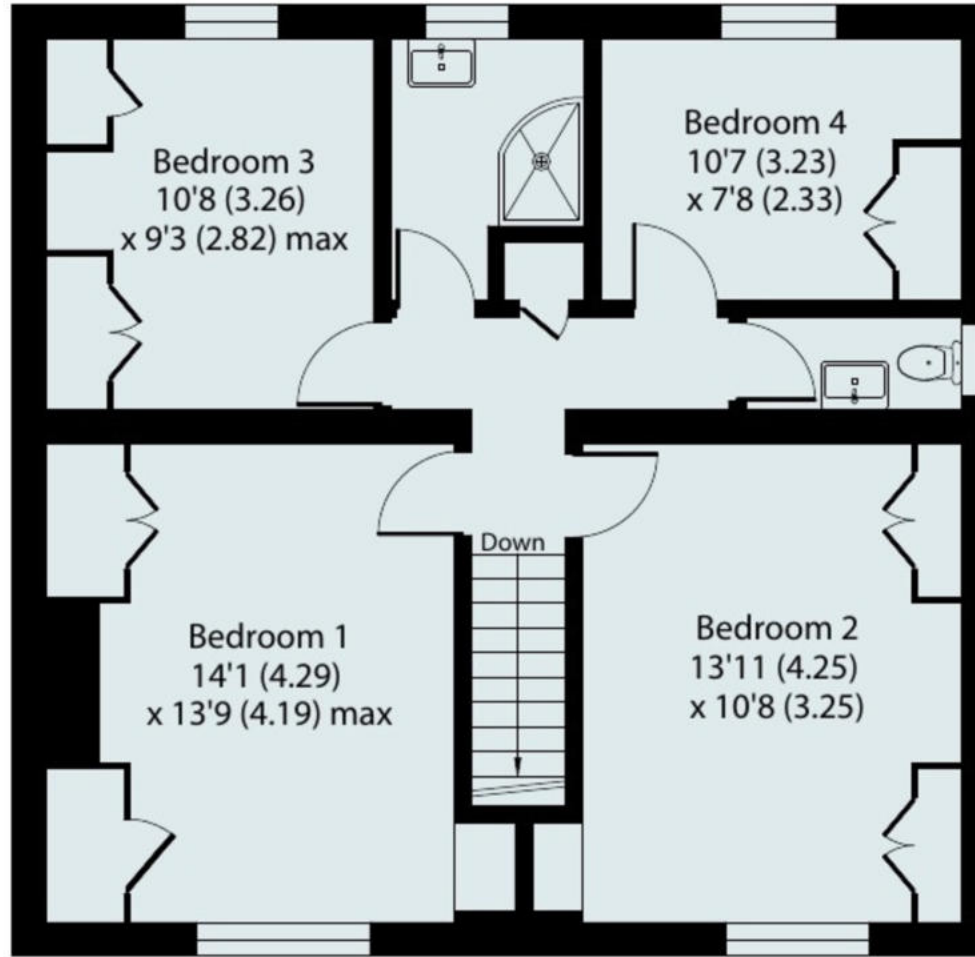
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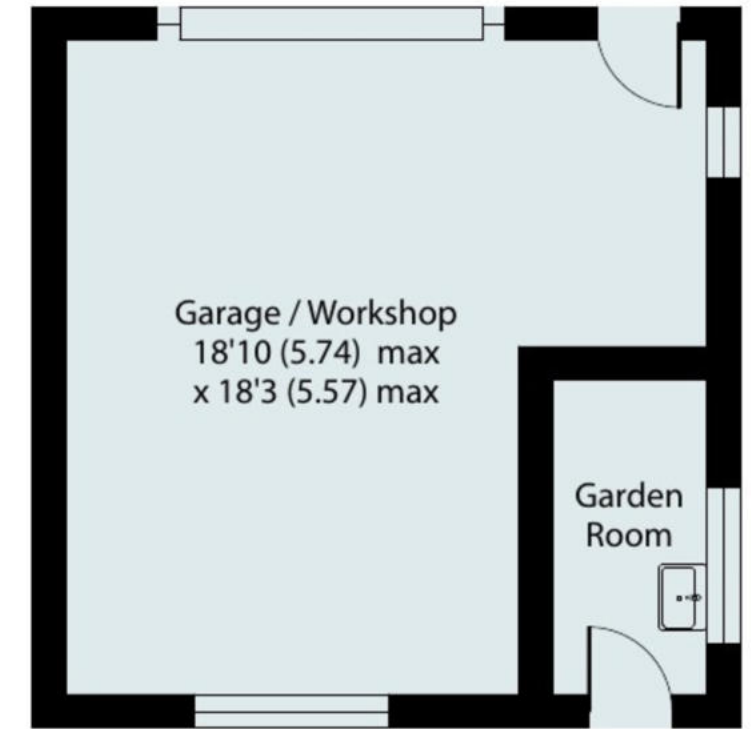
Store
(Not Measured)



GROUND FLOOR



FIRST FLOOR



GARAGE / OUTBUILDING



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