

BRIAR HILL FARMHOUSE

NEWTON FERRERS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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Briar Hill Farmhouse | Newton Ferrers | Plymouth | Devon | PL8 1AR

A wonderfully light and spacious four-bedroom village home, with impressive vaulted living accommodation, beautiful southerly gardens, a substantial workshop and private parking in the heart of Newton Ferrers.

Mileages

Plymouth Train Station - 10 Miles | A38 - 5 Miles |
Mothecombe Beach - 4 Miles | (All mileages are approximate)

Accommodation

Ground Floor

Kitchen, Living/Dining Room, Sitting Room, Utility, Shower Room, Bathroom, 3 Bedrooms

First Floor

Bedroom

Outside

Garden, Patios, Driveway Parking, Workshop/Studio/Store

Newton Ferrers Office

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

A beautifully presented semi-detached home enjoying an enviable position in the heart of Newton Ferrers, combining the convenience of village life with a remarkable sense of privacy, beautiful gardens and a leafy outlook towards the surrounding countryside. This is a wonderfully light, sunny and welcoming home, where the quality of the accommodation, generous proportions and thoughtful arrangement of living spaces create an immediate sense of comfort and ease.

Offering approximately 1,442 sq ft (134 sq m) of accommodation, the house has all the ingredients of an excellent family home, with four bedrooms, two bathrooms, generous reception space, a separate utility, private parking and a delightful garden. Equally, its three ground-floor bedrooms and two bathrooms make it particularly appealing to those wishing to downsize without compromising on space or the ability to accommodate visiting family and friends. The principal living accommodation is a real highlight. Extended to create a wonderfully spacious living and dining room, the impressive vaulted ceiling and rooflights bring height, character and an abundance of natural light. French doors open onto the sheltered courtyard, while folding doors connect with the adjoining kitchen, allowing the spaces to flow beautifully together. With its Shaker-style cabinetry, timber work surfaces and breakfast bar, the kitchen is both attractive and practical, and the connection between these rooms makes the house especially well suited to everyday family life and entertaining.

The separate sitting room offers an equally inviting but more peaceful setting, with a wood-burning stove and French doors framing a beautiful leafy outlook across the garden to mature trees and greenery beyond. Opening directly onto a sheltered patio, it provides another lovely connection with the outside space and a comfortable retreat throughout the seasons.

The bedroom accommodation is thoughtfully arranged, with three double bedrooms and a family bathroom on the ground floor, together with a separate shower room and utility. A staircase leads to a spacious first-floor bedroom with useful eaves storage, offering a lovely sense of separation from the main living accommodation. This could make a particularly appealing principal bedroom, providing a more private retreat, or equally serve as comfortable accommodation for visiting family and friends, or a dedicated space for working from home.

The gardens are a particular delight and an important part of the property's appeal. Enjoying a southerly aspect, they offer a generous expanse of lawn, with mature shrubs, ornamental grasses and flowering borders creating a beautiful setting and a wonderful sense of privacy that is particularly special for such a central village location. There is ample space for children to play, for gardening and for entertaining, while remaining easily manageable. The house connects beautifully with its outdoor spaces, from the sheltered patio adjoining the sitting room to the Mediterranean-inspired courtyard opening from the principal living accommodation. A further terrace is an especially lovely place to sit and enjoy the sunshine, looking out towards the open countryside beyond. The combination of established planting, sunny seating areas and attractive outlooks makes the garden a pleasure to enjoy throughout the year.

A particularly valuable addition is the substantial, well-built workshop/store, measuring approximately 11'5" x 10'11" (3.48m x 3.33m). Its generous proportions provide excellent space for woodworking, metalworking and other practical hobbies, with room for a workbench, tools and equipment. Equally, it offers considerable versatility as a potential home office, creative studio or hobby room, subject to any necessary alterations or consents. For many purchasers, this adaptable space could prove even more useful than a conventional garage.

The benefit of private off-road parking should not be underestimated in such a central village location. Together with the workshop, it adds a level of practicality that is particularly valuable, allowing the owners to enjoy the convenience of village life without compromising on the everyday essentials.



What makes Briar Hill Farmhouse particularly appealing is the completeness of what it offers. A beautifully light and welcoming home with generous, flexible accommodation, wonderful connections to its gardens, a substantial workshop and the considerable advantage of private parking, all within a short walk of the school, village amenities and the River Yealm. It is a rare opportunity to enjoy the very best of Newton Ferrers village life while retaining a remarkable sense of space and privacy at home.

Location

Newton Ferrers and Noss Mayo are among South Devon's most cherished waterside villages, set on the wooded banks of the River Yealm within the South Devon National Landscape. With their sheltered sailing waters, beautiful surrounding countryside and exceptional sense of community, they offer a way of life that is increasingly difficult to find.

One of the particular pleasures of Briar Hill Farmhouse is being able to enjoy so much of village life on foot. Just a short stroll away, The Green Deli is a much-loved meeting place, where friends gather over morning coffee or a leisurely lunch, with its wonderful selection of delicatessen foods, artisan breads and freshly prepared treats. It has become a genuine hub of the community, contributing to the lively, welcoming atmosphere that makes Newton Ferrers such a special place to live.

The village shop, post office, pharmacy, church and highly regarded primary school are all close at hand, with the school and local bus stop just a short walk from the property. The Dolphin Inn and Yealm Yacht Club provide further opportunities to enjoy the village's social life, while across the water in Noss Mayo, The Ship Inn and The Swan Inn are wonderful places to meet friends and enjoy food and a drink beside the estuary. Life here is closely connected to the river. Sailing boats and dinghies are a familiar sight on the Yealm, with opportunities for kayaking, paddleboarding and swimming, while the changing tides and seasons bring a different character to the waterfront throughout the year. The two villages are linked by a picturesque walk around the head of the creek and, at low tide, by the historic Voss stepping stones.

For those who enjoy walking, the choice is exceptional. Beautiful routes follow the wooded banks of the estuary, through Brookings Down Wood and along Revelstoke Drive, with the South West Coast Path opening up miles of spectacular coastline and access to nearby beaches. Whether enjoying a short riverside stroll, a longer countryside walk or simply sitting beside the water watching the boats, the natural surroundings are an integral part of everyday life.





Property Details

Services: Mains electricity, gas, water and drainage. Gas central heating.

EPC Rating: Current: C - 74 Potential: C - 80 Rating: C

Council Tax: Band D – South Hams District Council.

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 Yealmpton, follow the B3186 towards Newton Ferrers. On entering the village, continue towards The Green and turn into Parsonage Road. The entrance to Briar Hill Farm is located off Parsonage Road, from where a short private access road leads to Briar Hill Farmhouse.

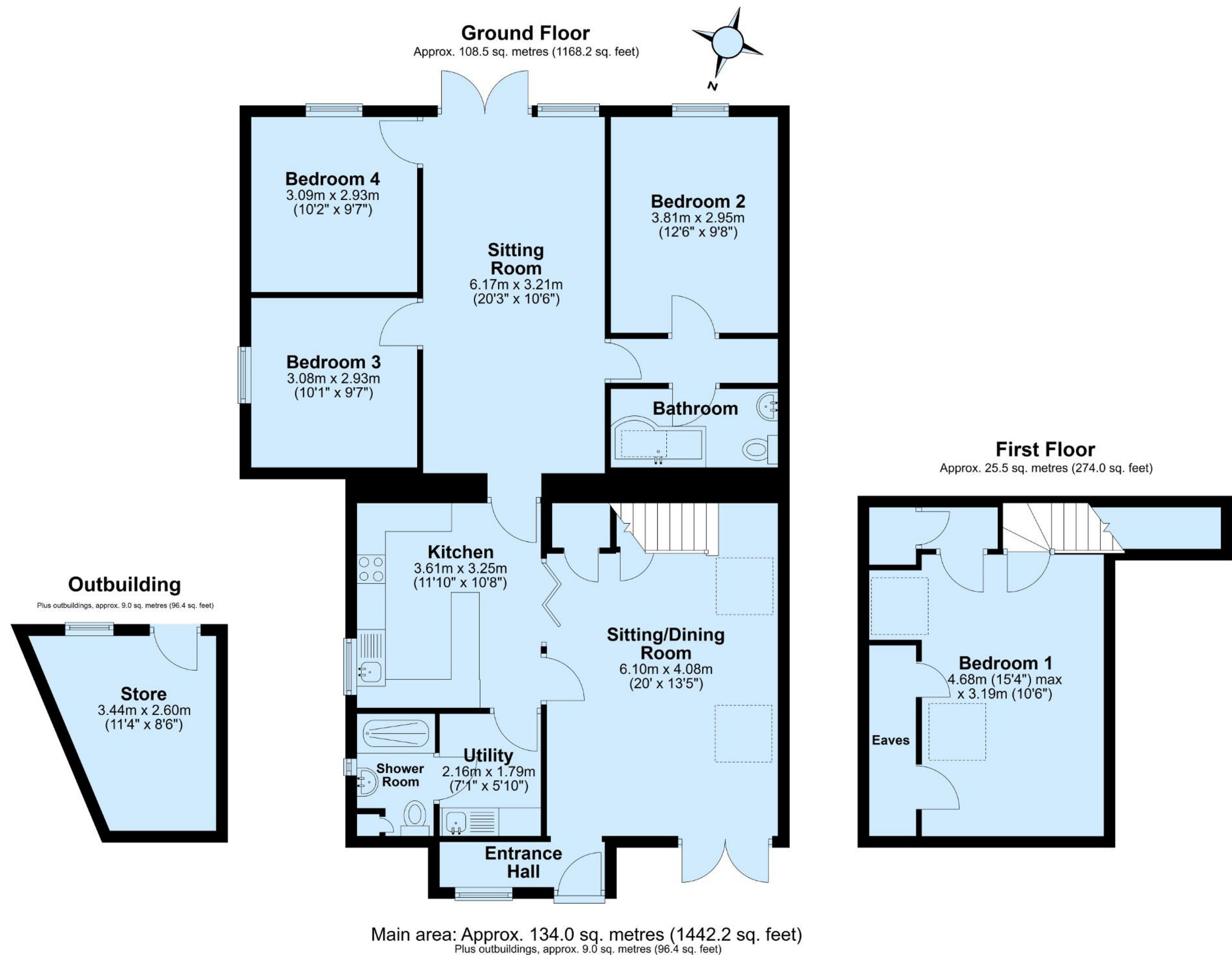
Viewing

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

Key Features:

- Prime central Newton Ferrers village location
- Impressive vaulted living/dining room
- Substantial workshop/studio and private parking
- Beautifully light and spacious four-bedroom home
- Delightful southerly gardens with countryside outlook
- Three ground-floor bedrooms, family bathroom, separate shower room and utility
- Shaker-style kitchen opening into the principal living accommodation
- Separate sitting room with wood-burning stove and beautiful leafy outlook





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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