



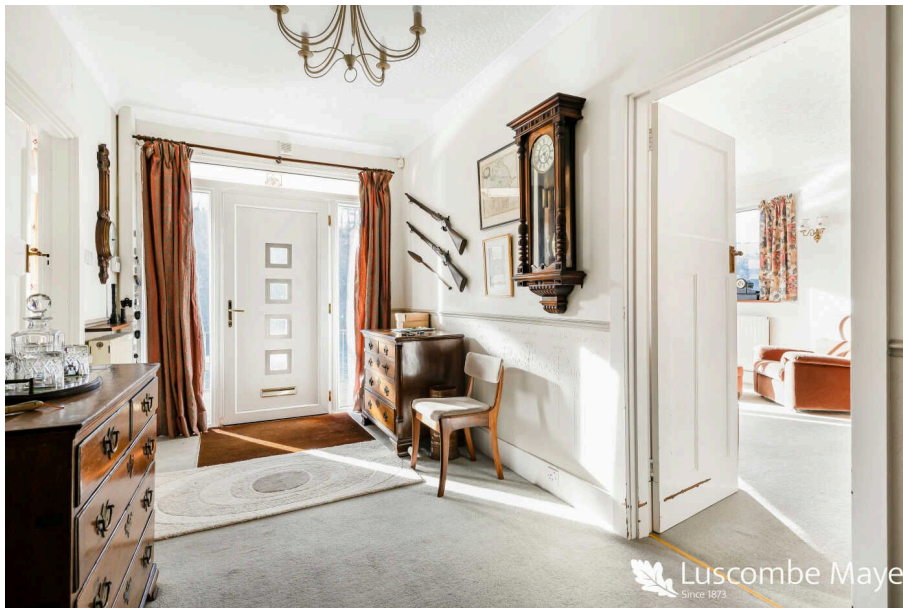
Luscombe Maye

Since 1873

Court Wood, NEWTON FERRERS, South Devon

Guide Price £950,000

4 2 2



Wedgewood offers an exceptional opportunity to acquire a charming pre-war home with a private quay and unparalleled westerly views over the River Yealm, situated on the highly sought-after Court Wood in Newton Ferrers.

The property enjoys an elevated position, offering excellent westerly views across the River Yealm towards the National Trust land. This residence is perfectly suited for sailing enthusiasts, boasting direct access to a privately owned quay and an outhaul mooring.

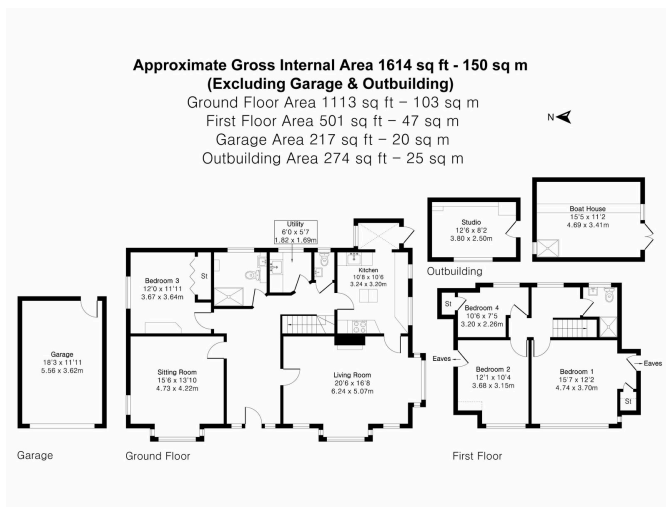
Steps ascend through well-stocked terraced borders to a generously sized terrace in front of the house, ideal for outdoor living and enjoying the views. A welcoming covered porch leads into a spacious entrance hallway. Designed to maximise the spectacular vista, both expansive reception rooms face west, with large picture windows providing a superb vantage point to appreciate the ever-changing scenery. A kitchen, a ground floor shower room, utility, cloakroom, and a bedroom thoughtfully complete the lower level. Upstairs, the property features two further comfortable double bedrooms, a single bedroom, and a family bathroom.

To the rear, the garden provides additional terracing and a lawn, bordered by mature shrubs that ensure privacy and seclusion. A dedicated workshop offers potential for conversion into a peaceful office or creative studio with off road parking above off Lower Court Road. At street level, a detached garage (with an electric door, power, and lighting) provides secure parking, complemented by additional off-street parking for two vehicles.

VERIFIED MATERIAL INFORMATION To ensure legal compliance, we require our sellers to 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/R6e6oJci2WCsMAZWzHRw7M/view>).

VIEWINGS Strictly by appointment with Luscombe Maye 01752 872417 [What3Words///vibrate.skid.flexed](https://www.what3words.com/vibrate.skid.flexed)





PINK PLAN

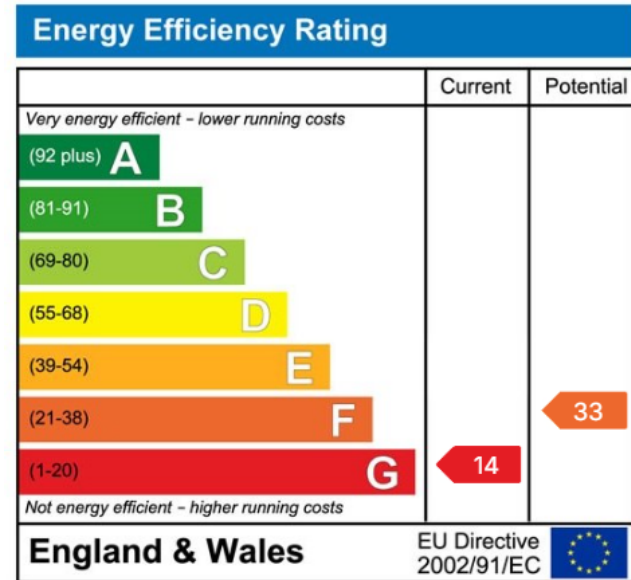
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure is for initial guidance only and should not be relied on as a basis of valuation.



- Private Quay with Outhaul
- Studio with Additional Parking
- Two Bathrooms
- Terraced Private Garden
- Desirable Location
- Detached Garage with Parking
- Four Bedrooms
- Large Living Room
- A Private, Quiet, No-Through Road
- Scope for Modernisation



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



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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