

RIVERSIDE BUNGALOW

NOSS MAYO



FOR SALE BY AUCTION



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

**Riverside Bungalow | Creekside Road |
Noss Mayo | Devon | PL8 1EE**

For sale by auction unless sold prior. A rare opportunity to purchase a riverside bungalow beside the Yealm Estuary: two bedrooms, riverside gardens, waterside balcony and close access to a public slipway. Preserve its idyllic nostalgia or create a contemporary home, subject to consents.

Mileages

Newton Ferrers – 1 mile, Plymouth city centre – 10 miles, A38 at
Marsh Mills – 10 miles, M5 Junction 30, Exeter – 45 miles
(All mileages are approximate)

Accommodation

Ground Floor

Kitchen, Bathroom, Sitting / Dining Room, Two

Bedrooms

Outside

Waterside Balcony, Riverside Garden

Total Internal Area - 444sq ft / 41.2 sq m

Newton Ferrers Office

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



The Property

Held within the same family and passed from one generation to the next, Riverside Bungalow is now offered for sale for the first time in generations. This enchanting two-bedroom riverside bungalow occupies an extraordinary position at the water’s edge on Noss Mayo’s much-coveted Creekside Road.

There are properties whose appeal lies not in scale or grandeur, but in the life they make possible. Riverside Bungalow is one of those rare discoveries. Tucked beside the Yealm Estuary in the heart of the village, it feels like a hidden treasure from another time, shaped by childhood summers, boating adventures and generations of uncomplicated days beside the river.

There is an evocative quality to the entire setting. The weathered timber exterior, old stone walls and informal planting give the bungalow a wonderfully atmospheric, old-world character, while the estuary remains an ever-present part of daily life, with boats moving quietly across the creek and the tide rising and falling below.

A weathered picket entrance gate, decorated with a hand-painted sign bearing the bungalow’s name, provides a wonderfully fitting introduction. Beyond it, stone steps descend through the informal garden towards the property, with mature shrubs and seasonal planting softening the path. The approach creates an immediate sense of leaving the everyday world behind and arriving somewhere very special.

The bungalow’s sole entrance is through an unassuming door at the side, opening directly into the kitchen. Compact and entirely unpretentious, it retains the character of a traditional holiday retreat, with simple cabinetry, a freestanding cooker, a sink beneath the window and a timber-lined ceiling overhead. It is easy to imagine returning from the river, leaving wet shoes by the door and putting the kettle on as river life continues beyond.

The bathroom is reached from the kitchen and continues the bungalow’s straightforward character, with a panelled bath, wash basin and WC beneath a timber-lined ceiling. Its simplicity feels entirely in keeping with the generations of relaxed waterside holidays enjoyed here.

From the kitchen, the accommodation opens into the sitting and dining room, around which the rest of the bungalow is arranged. Painted board walls, gently sloping ceilings and timber floors preserve its informal character, while windows and a doorway draw the view and fresh estuary air directly into the room. This is the heart of Riverside Bungalow: somewhere for long breakfasts after an early start on the water, afternoon reading and informal suppers as boats return to their moorings. The river is not simply a view from here, but a constant presence throughout the day.

The living space opens directly onto a decked balcony extending to approximately 24'3" x 7'3" along the waterside elevation. Reaching out towards the estuary, the balcony gives the impression of being almost afloat. Views extend across the Yealm towards Newton Ferrers and along the creek to the wooded valley beyond, with sailing boats, tenders and rowing boats moving through the outlook as the tide rises and falls. The sound of the water, shifting reflections and changing light across the creek create a scene that alters from hour to hour.

One of the two bedrooms looks directly across the estuary, its broad window framing the boats, water and cottages beyond. It is a wonderfully evocative place to wake.

The second bedroom overlooks the rear garden and is presently arranged as a traditional twin room. With painted walls, timber flooring and a gently pitched ceiling, it has the atmosphere of a childhood holiday hideaway. It is easy to imagine children whispering after lights out, planning the following day’s adventures, or family and friends returning here summer after summer.



“There are properties whose appeal lies not in scale or grandeur, but in the life they make possible.”



At approximately 444 sq ft, the accommodation is modest and all the more appealing for it. Every room has a purpose, yet nothing feels formal or precious. Life here is centred instead on the river, the gardens and the freedom of simpler days.

The garden rises behind and alongside the bungalow. Grass, mature shrubs and seasonal planting retain a relaxed character entirely in keeping with the property, while views extend over the river.

Alongside the bungalow, the garden opens into a particularly lovely riverside area edged by an old stone wall. Lavender and flowering plants frame a simple place to sit, from where the broad reach of the Yealm and the life of the village can be enjoyed at wonderfully close quarters. At the far end of the side garden, a picket gate opens onto public steps leading down to the adjoining public slipway. This provides convenient access to the water, making it straightforward to carry down a paddleboard or kayak, go for a swim or launch a small rowing boat, always subject to the tide, weather and prevailing conditions. The river is quite literally just beyond the garden gate.

There is a deep sense of nostalgia to Riverside Bungalow. It recalls doors left open to the breeze, swimming things drying outside, boats drawn up nearby and days arranged around the tide rather than the clock. It has something of the spirit of Swallows and Amazons, while also offering the peace needed for a writer's retreat, an artist's hideaway or simply somewhere to step away from modern life. For some, the greatest pleasure will lie in preserving the bungalow much as it is, embracing its simplicity and continuing the traditions of the family who have loved it for so many years. Others may wish to investigate the possibility of creating a more contemporary riverside home in this remarkable position, subject to obtaining all necessary planning and other statutory consents. Whichever path is chosen, the quality of this idyllic setting would be difficult to recreate. Riverside Bungalow represents an exceptionally rare opportunity to take ownership of a small but remarkable part of Noss Mayo's waterside story.





The Location

The property sits in the very heart of Noss Mayo, one of South Devon's most beautiful estuary villages. The waterfront, village pubs and network of footpaths are all within a short walk, placing the bungalow firmly within village life.

Noss Mayo lies on the southern side of the Yealm Estuary, with neighbouring Newton Ferrers directly across the water. The two villages are surrounded by wooded valleys, open countryside and the protected coastline of the South Devon National Landscape, yet each retains its own character. Noss Mayo feels especially intimate, centred around its quay, church, pubs and close-knit community.

The village has a lively year-round social life, with the Tilly Institute, village hall, thriving tennis club, children's play park and community orchard all close at hand. The Tilly Institute incorporates a well-equipped snooker and billiards club, while Newton and Noss Village Hall hosts Pilates, Tai Chi, exhibitions, talks and a varied programme of local events.

Across the estuary, Newton Ferrers provides further everyday amenities, including the Co-op, post office, pharmacy, delicatessen café, primary school and yacht club. At low tide, and when conditions allow, the two villages can be linked on foot across The Voss, bringing the amenities and social life of both within easy reach. Regattas, festive gatherings, live music and other events bring the wider village community together throughout the seasons.

There is an exceptional choice of walking from Noss Mayo. Paths lead through nearby Brookings Down Wood and onto Revelstoke Drive, a much-loved circular route through woodland and across open countryside, taking in dramatic coastal views before returning beside the Yealm.

Life here is closely connected to the water. The Ship Inn sits beside the river, while the family-run Swan Inn has a waterside garden and regularly hosts live music. Pope's Quay is a favourite place for launching paddleboards and kayaks, crabbing with children, swimming or simply sitting beside the estuary. Sailing, paddleboarding, kayaking and year-round open-water swimming are all part of village life

Despite its peaceful setting, Noss Mayo remains well connected. Plymouth and the A38 are within easy reach, providing onward access towards Exeter and the M5, while Plymouth's mainline railway station offers direct services to London Paddington.



History and Previous Use

A timber-framed property is understood to have occupied the site since the 1930s. The sellers advise that the bungalow was rebuilt during the 1970s after dry rot, wet rot and damp were identified. The sellers further advise that Riverside Bungalow was occupied as her grandparents main residence during the 1940’s. It was subsequently retained as a family holiday home and has continued to be enjoyed by successive generations as a much-loved riverside retreat. This information has been provided by the sellers and has not been independently verified by the selling agents

Auction Information

Method of Sale - The property is offered for sale by auction unless sold prior. The property will be offered for sale by public auction, subject to a reserve price, at: Harbour House, The Promenade, Kingsbridge, Devon, TQ7 1JD. The auction will take place on Thursday 17 September 2026, commencing at 3.00 pm, as part of a collective auction. The auction legal pack, Special Conditions of Sale and contract documentation will take precedence over the information contained within these particulars.

Auction Pack

To view the auction pack, please follow the link:

<https://marchandpetit.sharepoint.com/sites/Auctions/Shared%20Documents/Forms/AllItems.aspx?id=%2Fsites%2FAuctions%2FShared%20Documents%2FRiverside%20Bungalow&p=true&ga=1>

Prospective purchasers should read the auction legal pack in full, obtain independent legal advice and complete all surveys, inspections and investigations before bidding.

Deposit

A deposit equivalent to 10% of the purchase price will be payable at the fall of the hammer. Payment must be made in accordance with the requirements set out within the auction legal pack and the auctioneers’ instructions.

Buyer’s Premium

A Buyer’s Premium equivalent to 1% plus VAT of the hammer price will be payable to the sole selling agents and auctioneers, in addition to the purchase price and deposit. The Buyer’s Premium will remain payable if the property is sold prior to the auction or following the auction, in accordance with the contract.

Proxy Bids

Anyone unable to attend the auction who intends to bid by proxy must complete and return the prescribed proxy bidding form in advance. Proxy bidders must have available a cheque made payable to the seller’s solicitor for an amount equivalent to 10% of the guide price and must comply with all registration, identification, deposit and payment requirements stipulated by the auctioneers and contained within the auction legal pack. Prospective proxy bidders should contact Marchand Petit well in advance of the auction to confirm the current requirements and applicable deadlines.

Money Laundering Regulations

All prospective purchasers intending to bid must register for anti-money laundering purposes and provide satisfactory proof of identity and residential address so that the selling agents can comply with the Money Laundering Regulations. Bidders should contact Marchand Petit in advance to establish the documentation required and allow sufficient time for the necessary checks to be completed before the auction.

Completion

Completion will take place 28 days after exchange of contracts on the auction date, unless an alternative date is specified within the Special Conditions of Sale.

Special Conditions of Sale

Copies of the Special Conditions of Sale and auction legal pack may be obtained from the sole selling agents or the seller’s solicitor: Marchand Petit Estate Agents, The Green, Parsonage Road, Newton Ferrers, Plymouth, Devon, PL8 1AT Telephone: 01752 873311 or the Seller’s Solicitor, Emily Hall ACILEX, Senior Paralegal, For and on behalf of Bartons.co.uk Limited, 20 Fore Street, Kingsbridge,Devon, TQ7 1NZ, Direct dial: 01548 854920, Kingsbridge office: 01548 855655, Email: e.hall@bartons.co.uk

Auction Conditions

The sale will be subject to the applicable Common Auction Conditions, the Special Conditions of Sale and all provisions contained within the auction legal pack. Marchand Petit’s Standard Auction Conditions can be viewed online: <https://www.rics.org/profession-standards/rics-standards-and-guidance/sector-standards/real-estate-standards/auctioneers-selling-real-estate-incorporating-common-auction-conditions>



Property Details

Services:	Mains water, electricity and drainage.
EPC Rating:	F. Interested parties may obtain the full Energy Performance Certificate from the selling agents or access it online.
Council Tax:	Band A
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 01803 861234

Fixtures & Fittings

The contents remaining within the property at the time of the viewing are intended to be included in the sale, excluding: the large wooden box bearing the words “Riverside Bungalow”, all artwork, all quilts and throws, a small number of miscellaneous personal items. Prospective purchasers must not rely upon the contents shown in the brochure, online marketing or other photographs, as these may differ from those present within the property at the time of viewing. 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 signposted towards Newton Ferrers and Noss Mayo. Continue into Newton Ferrers and, after passing the village shops and The Green, turn left following the signs for Bridgend and Noss Mayo. Descend towards the head of the creek, continue around Bridgend and follow the road uphill into Noss Mayo. Partway up Stoke Hill, turn right at Junket Corner and follow the waterside road into Pillory Hill. Continue past The Swan Inn and onto Creekside Road. Riverside Bungalow is positioned beside the water and is identified by its picket entrance gate and hand-painted wooden fish sign. We would advise parking near and around Noss Hard opposite The Ship Inn being mindful of tide times. There is no private parking at the property. Visitors should park responsibly in an appropriate public parking area access the property on foot. The roads through Noss Mayo and along Creekside Road are narrow, and visitors must avoid obstructing the road or neighbouring properties.

Viewing

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

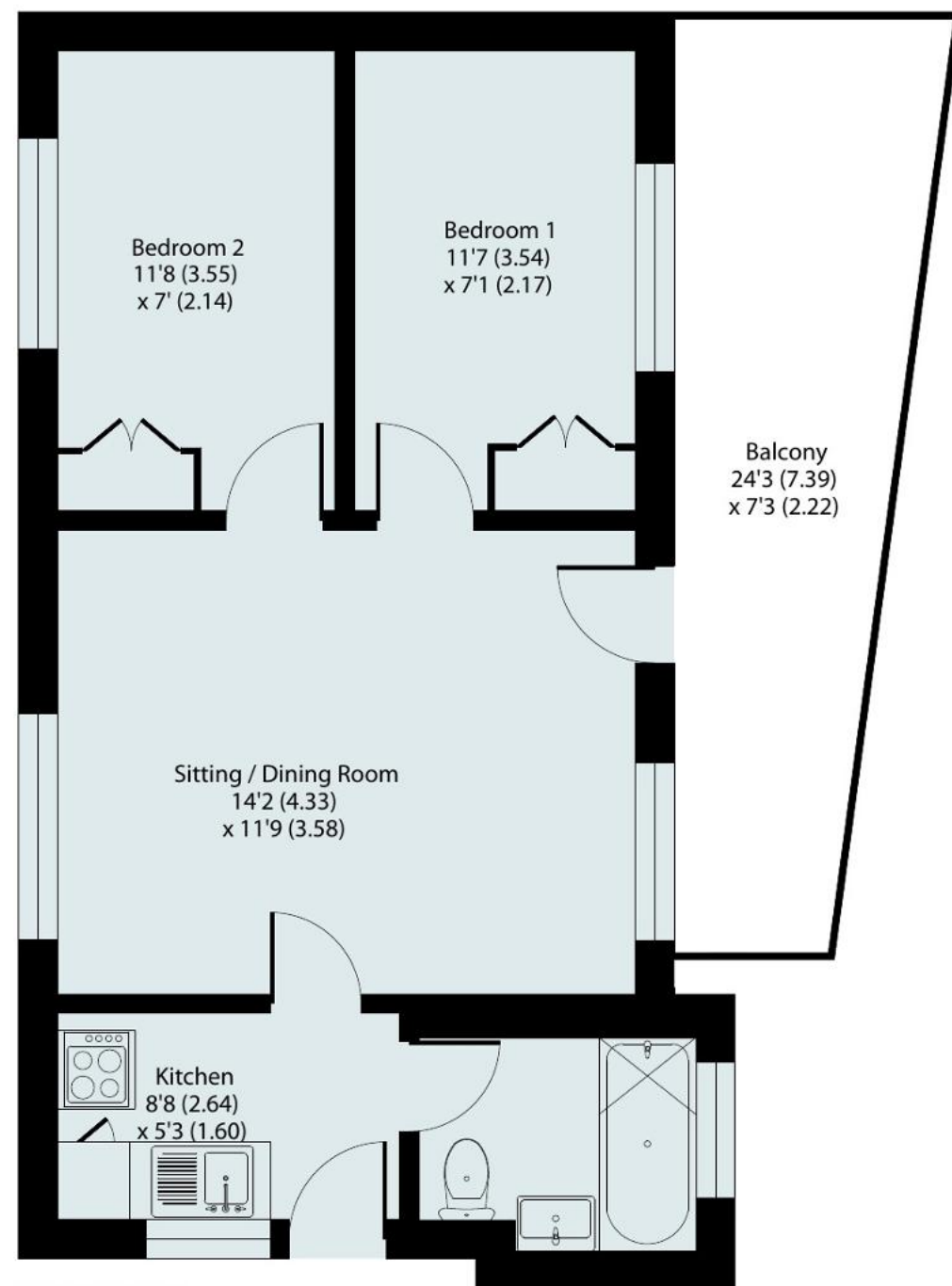
Key Features

- An exceptionally rare riverside bungalow beside the Yealm Estuary
- Held within the same family and passed from one generation to the next, offered for sale for the first time in generations
- Approximately 444 sq ft of simple, atmospheric accommodation
- Sitting and dining room opening directly onto the waterside balcony
- Two bedrooms, including one looking directly across the estuary
- Informal riverside gardens
- Garden gate opening onto public steps leading to a public slipway providing close access to the water for a paddleboard, kayak or small rowing boat
- An opportunity to preserve its simplicity or explore the creation of a contemporary riverside home, subject to all necessary consents
- For sale by auction unless sold prior





Approximate Area = 444 sq ft / 41.2 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2026. Produced for Marchand Petit Ltd. REF: 1484811



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.



“This enchanting two-bedroom riverside bungalow occupies an extraordinary position at the water’s edge”



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