



Luscombe Maye

Since 1873

Church Park, NEWTON FERRERS, South Devon

Guide Price £949,950

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A beautifully presented home, designed for modern living and featuring versatile accommodation to suit a range of lifestyles. The expansive south-facing sitting and dining room is filled with natural light and seamlessly flows onto a multi-tiered wooden terrace, ideal for al fresco dining or enjoying the tranquil garden views. Adjacent to the main living room is a fourth bedroom that would be equally well suited to a study or additional reception room. The well-appointed kitchen opens onto the charming rear garden and has ample storage with modern appliances. A convenient WC and useful utility cupboard complete the ground floor.

Upstairs, there are three generously proportioned bedrooms. The primary bedroom stands out with its private balcony, serving as a personal outdoor sanctuary and providing a panoramic birds eye view of the Yealm Estuary valley. The additional bedrooms offer comfortable accommodation for family and guests, with ample space and natural light. A sleek and modern family bathroom serves this level, and eaves storage provides practicality for belongings with potential for an en-suite (STP).

The glorious wrap around garden is tranquil, with mature trees, established planting beds, a well-maintained lawn and large decked area. A detached garage with new electric roller door provides off-road parking and storage. Planning permission has been granted to create an additional parking area accessed from Yealm Road.

VERIFIED MATERIAL INFORMATION

To ensure legal compliance, we require our sellers to provide a Material Information Guide along with the title document. Please scan the QR code or access the additional online material information (<https://moverly.com/sale/UYo53zACS3WwWPTvNDhkhs/view>). Alternatively, you can contact our team for this information.

Council tax band: F

Tenure: Freehold



Linden Lea, Church Park, Newton Ferrers, PL8 1AJ

Approximate Gross Internal Floor Area = 134.3 sq m / 1448 sq ft
 Garage Area = 14.2 sq m / 154 sq ft
 Total Area = 148.5 sq m / 1602 sq ft



First Floor



Ground Floor

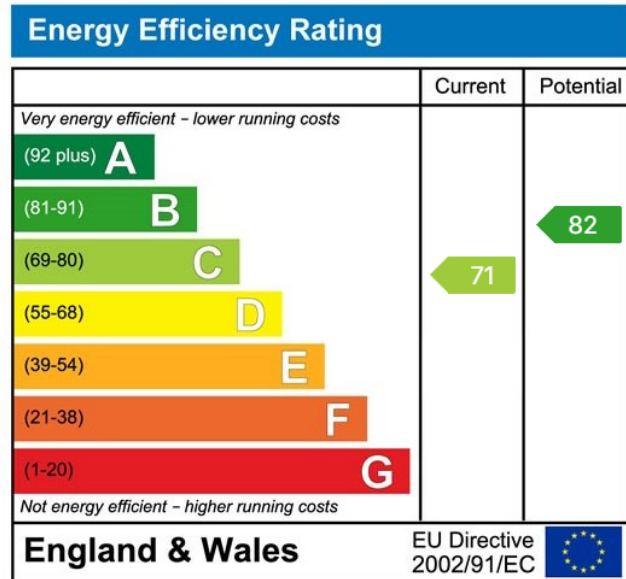
Illustration for identification purposes only, measurements are approximate, not to scale.

- Detached home in sought-after Newton Ferrers
- Picturesque views
- Central village location
- Spacious living and dining area with terrace
- Master bedroom with balcony
- Fabulous front and rear gardens
- Detached garage and parking plus approved planning for additional parking
- Flexibility to create home working spaces as needed
- No Forward Chain

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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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Newton Ferrers:
 Newton Hill, Newton Ferrers PL8 1AA
 01752 872417
 newtonferrers@luscombemaye.com
www.luscombemaye.com