

CHERRY TREE COTTAGE

NOSS MAYO



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Cheery Tree Cottage | 37 Creekside | Noss Mayo | Devon | PL8 1EE

Cherry Tree Cottage is a charming 18th-century home in Noss Mayo, just moments from the water, with two en suite bedrooms, a cosy living space, and a terrace with estuary glimpses. With rare benefits including private parking and storage, it's ideal as a holiday let or full-time coastal home.

Mileages

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

Accommodation

Ground Floor

Sitting Room, Bedroom with Ensuite, Utility Room

First Floor

Kitchen / Dining Area, Bedroom with Ensuite

Outside

Parking, Store, Cottage Garden, Decked Terrace,

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

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



Cherry Tree Cottage, Noss Mayo

Positioned just moments from the water in the heart of Noss Mayo, Cherry Tree Cottage is an attractive 18th-century terraced cottage on Creekside Road, a well-regarded position within the village, known for its pretty street scene and close proximity to the estuary. It's a very pretty cottage, full of character, with a layout that feels both practical and easy to live in. What truly sets it apart is a rare combination for this part of the village - private parking, a useful store for outdoor water/sporting equipment, and immediate proximity to the water. To the front, a cottage garden with a pretty cherry tree gives the property its name, while to the rear, a decked terrace provides an elevated vantage point, ideal for drinks and outdoor dining with glimpses of the estuary.

A stable door opens into the sitting room, a comfortable space centred around an electric wood-burning effect stove. Exposed beams and soft finishes give the room a warm, welcoming feel. The kitchen and dining room sit on the upper level, where the vaulted ceiling adds a sense of volume and light. A door opens directly out to the rear garden, making it a natural space for morning coffee or evening drinks. There are two double bedrooms, arranged across separate levels, each with its own en suite. The layout works particularly well for guests or visiting family, offering both flexibility and privacy. To the rear, the garden rises to a decked terrace, which enjoys a slightly elevated outlook, creating a lovely vantage point with glimpses of the estuary and an ideal spot for al fresco dining and drinks. In addition, there is a further, very private and charming seating area within the cottage garden, set just across the lane from the cottage beyond the parking area. The cottage garden itself is a particularly delightful feature, adding to the overall charm of the cottage.



Location

Noss Mayo and its neighbouring village, Newton Ferrers, sit in the far south-west corner of the South Hams, surrounded by the protected National Trust coastline within an Area of Outstanding Natural Beauty. These twin estuary villages are known for their strong sense of community, unspoilt natural surroundings and year-round appeal. Day-to-day essentials are all within walking distance, including a village Co-op, post office, pharmacy, two churches and a selection of well-loved pubs. A popular delicatessen and café provides a natural hub of village life, while a thriving yacht club and well-regarded primary school contribute to the village's enduring appeal. Seasonal regattas and festive gatherings bring residents together, maintaining a strong sense of community throughout the year.

Just a short walk from the cottage is the children's play park in Noss Mayo, thoughtfully designed with timber climbing structures set within natural grass and sand. It sits alongside the village tennis court and community orchard, creating a relaxed and sociable setting for families. Noss Mayo Tennis Club is tucked into this peaceful corner and is well known for its welcoming atmosphere. From the cottage, a network of well-trodden footpaths and coastal routes can be easily accessed. Walks through Brookings Down Wood or along the much-loved Revelstoke Drive take in a varied landscape of open coastline, woodland and estuary views, returning naturally back into the village. The Tilly Institute, a historic building, continues to serve as a social and recreational hub, home to a well-established snooker and billiards club. Newton and Noss Village Hall, a Grade II listed building at the centre of village life, hosts a varied programme of activities, from Pilates and Tai Chi to art exhibitions and community events.

The village pubs are integral to daily life here. The Ship Inn, set directly on the water's edge, combines historic character with excellent food and a relaxed atmosphere. The Swan Inn, positioned along the quay, is a popular spot with a riverside garden, ideal for an afternoon drink or informal supper. Just below, Popes Quay is a favourite for paddleboarding, crabbing or simply watching the tide move through the estuary. This is a setting well suited to those drawn to life on the water, whether sailing, paddleboarding or cold-water swimming. Despite its peaceful feel, the village remains well connected, with the A38 within easy reach, providing access to Exeter and the M5 in under an hour.

Cherry Tree Cottage is a rare opportunity to acquire a characterful village cottage that brings together parking, charm and a waterside setting, just moments from the water's edge and the village pubs. Currently run as a successful holiday letting cottage, it offers a turnkey investment for those looking to continue its use, while equally presenting a wonderful opportunity to live in one of the South Hams' most sought-after coastal villages.





Property Details

Services: Mains water, electricity, gas and drainage.

EPC Rating: Current: D - 63, Potential: C - 71, Rating: D

Council Tax: Business Rated

Tenure: Freehold

Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 01803 861234

Agent's Note: We understand from our clients that planning permission was granted approximately 20 years ago for the front parking space, the slate roof on the store, and a proposed rear extension to create a third bedroom. Two of these elements were completed within the required timeframe, and on this basis our clients believe the planning permission for the additional bedroom may still be valid. A former internal WC, now used as storage, was intended as access to this extension, which would extend over the rear patio. This information has not been verified. Purchasers should make their own enquiries and seek independent advice. Marchand Petit accepts no liability for its accuracy.

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 between Plymouth and Modbury at Yealmpton, take the B3186 to Newton Ferrers. When reaching the village continue until finding Marchand Petit's office, and the large WI Hall, on the right. In about 50 metres, at the grass island, turn left down the hill towards Bridgend and continue to the head of the creek. Bear hard right towards Noss Mayo. Pass the long stone building Malt House building on the right, and continue up the hill for about 100 yards to turn right at the sign "Junket Corner", follow the road to The Swan, keep going towards the end of the road and you will find Cherry Tree Cottage on the left.

Viewing

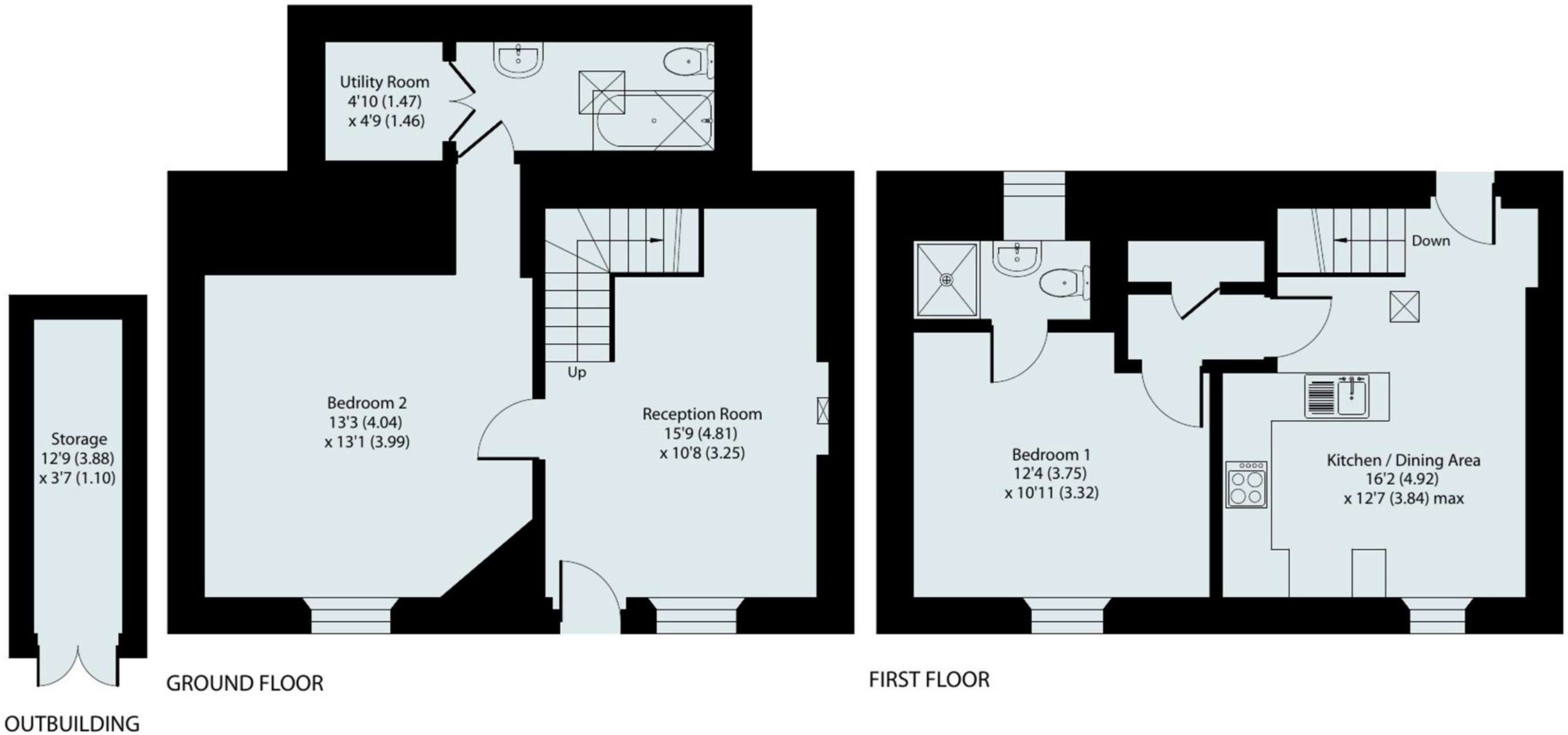
Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.

Key Features:

- 18th-century terraced cottage in the heart of Noss Mayo, moments from the estuary
- Rare features include private parking and a useful store for water/sports equipment
- Charming interiors with exposed beams, wood-burning stove, and vaulted ceiling
- Two double bedrooms on separate levels, each with its own en suite
- Kitchen/dining area opens directly onto a rear garden terrace
- Elevated decked terrace with glimpses of the estuary, ideal for outdoor dining
- Pretty cottage garden with cherry tree plus an additional private seating area
- Prime village location near pubs, shops, coastal walks, and waterside activities



Approximate Area = 840 sq ft / 78 sq m
 Outbuilding = 46 sq ft / 4.2 sq m
 Total = 886 sq ft / 82.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Marchand Petit Ltd. REF: 1437942

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.



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