OLD MEWS COTTAGE

NEWTON FERRERS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Old Mews Cottage | Newton Farmhouse | Newton Ferrers | Devon | PL8 1AS

A characterful two-bedroom apartment in the heart of Newton Ferrers, tucked away in a secluded, tree-lined setting just moments from village amenities and a short stroll from the waterfront. A south-facing sitting and dining room with a wood-burning stove, an updated kitchen and bathroom, a patio garden area and allocated off-road parking complete the appeal.

The Property

Set back from a private lane, away from through traffic, Old Mews Cottage combines the privacy of a tucked-away setting with the convenience of village life on the doorstep. One of just four apartments converted from the former farmhouse in the 1980s, it has its own entrance and approximately 57.3 sq m (617 sq ft) of accommodation. The current owners have updated the kitchen and bathroom, bringing a fresh feel to these spaces while complementing the apartment's original character.

A short flight of steps leads to a covered entrance porch and into the hallway. The sitting/dining room is the heart of the home, with windows on two sides drawing in natural light. Its southerly outlook takes in neighbouring rooftops, trees and countryside beyond, while the wood-burning stove creates a welcoming focal point. The room provides comfortable space for both relaxing and dining. The adjacent kitchen is accessed from the hall and combines Shaker-style cabinetry with light wood-effect worktops and tile effect flooring. Wall and base cupboards provide useful storage, with the sink positioned beneath the window.

Both bedrooms have built-in storage, and the second bedroom benefits from windows on two sides. A few steps rise from the hallway to the principal bedroom and bathroom. The bathroom includes a bath, a washbasin with storage beneath, a WC and a tall heated towel rail.

A successful holiday let for the current owners since 2022, the apartment also offers appeal as a buy-to-let opportunity or a main home in the heart of the village. Other properties within the building are occupied as main residences, contributing to a welcoming sense of community.

Outside

Beside the entrance steps, the paved patio garden area offers space for outdoor dining or a morning coffee. Timber edging and picket fencing define the seating area, with the former farmhouse providing a characterful backdrop.

A separate driveway leads to the southern side of the building, where the property has one space within a shared parking area.

Situation

The location brings together the best of village life: a peaceful setting off a private lane, with the heart of Newton Ferrers on the doorstep. The Green Deli and Coffee Shop is just moments away for morning coffee or lunch, with the village shop and other everyday amenities close at hand.

A short stroll leads down to the waterfront, Yealm Yacht Club and The Dolphin pub. It is a position that makes it easy to enjoy the village on foot, whether heading out for a coffee, picking up essentials or spending time beside the water.

Restrictive Covenants: The sellers advises that restrictive covenants exist re holiday letting (they were informed that as long as the sub let was less than 3 years, it shouldn't be a problem) and keeping pets. They also advise that they have continuously holiday let the property since purchasing it in December 2021 and that other owners keep pets. Purchasers should make their own enquiries to satisfy their intended use.





Property Details

Services:	Mains electricity, gas, water and drainage. Gas central heating
EPC Rating:	Current: E - 44, Potential: C - 71, Rating: E
Council Tax:	Previously assessed under Council Tax Band C, the property is now business rated under the current ownership due to its use as a holiday let.
Tenure	Leasehold with a share of the freehold. Lease term of 999 years from [year to be confirmed].
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE, Tel: 01803 861234
Management Company & Service Charges:	Newton Farmhouse Management Limited, a residents' management company whose four directors are the owners of the four properties. The current service charge is £2462.89 per annum, which is higher than previous years because of work to the porch and roof.

Key Features

- One allocated space within a shared parking area
- Wood-burning stove
- Patio garden area
- Secluded setting in the heart of the village
- Individual apartment within a former farmhouse
- Dual-aspect sitting and dining room with countryside views
- Updated kitchen and bathroom
- Two bedrooms with built-in storage
- Village amenities moments away and a short stroll to the waterfront

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

Approaching Newton Ferrers from Yealmpton on the B3186, continue towards the village centre, passing Marchand Petit's office on your right. After approximately 20 yards, turn left into the small private lane opposite the WI Hall. The property is approximately 20 yards along the lane on the right.

Viewing

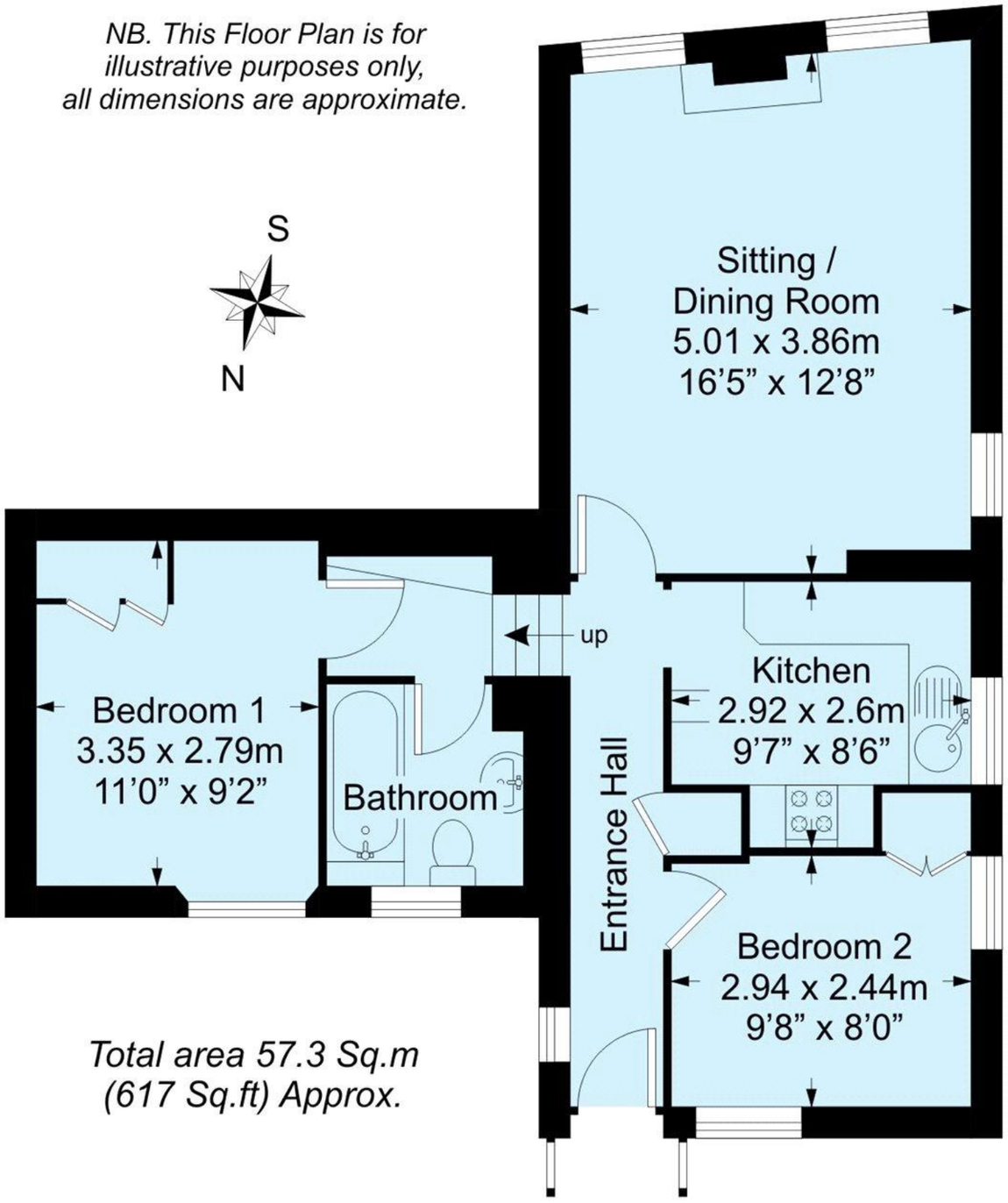
Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311





Floor Plans

NB. This Floor Plan is for illustrative purposes only, all dimensions are approximate.







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.