

LITTLE ORCHARD YEALMPTON



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

Little Orchard | Dunston | Yealmpton | Devon | PL8 2EL

Set within an idyllic and highly sought-after rural South Hams hamlet, Little Orchard is a detached bungalow surrounded by generous mature gardens, offering privacy and seclusion in an unspoilt rural setting. Mothecombe Beach, the Yealm Estuary and the waterside villages of Newton Ferrers and Noss Mayo are all exceptionally close by, while the setting itself feels wonderfully peaceful and immersed in the surrounding countryside.

Approached through twin galvanised gates, the property sits centrally within its generous plot, framed by established planting and expansive lawn areas. The size of the grounds provides excellent potential for those looking to embrace a more self-sufficient lifestyle or keen gardeners, with ample space for productive gardens, keeping chickens or simply enjoying the freedom and versatility that accompany a plot of this nature.

The bungalow is presented in good order throughout. The sitting room forms the heart of the house, centred around a wood-burning stove and opening directly onto the gardens through French doors, creating an easy connection between inside and out. The kitchen is well arranged with a practical layout and garden outlook.

Both bedrooms are notably generous double rooms with peaceful garden views, complemented by a well-appointed shower room. Double glazing and electric heating ensure the property is comfortable year-round.

Outside, a driveway leads to a parking and turning area beside the house and garage. The garage and adjoining workshop/store provide excellent ancillary space for storage, hobbies or practical use, further enhancing the versatility of the property.

Little Orchard offers an increasingly rare opportunity to acquire a detached home within one of the South Hams' most desirable rural settings ideal for those seeking privacy, outdoor space and a slower pace of living, whilst remaining within easy reach of the coast, estuary and surrounding villages. Offered to the market with no onward chain.

Newton Ferrers Office

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



Property Details

Services: Mains electricity, water and drainage. Electric heating and hot water.

EPC Rating: Current: D - 56, Potential: C - 76, Rating: D

Council Tax: Band D

Tenure Freehold

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

Key Features

- Detached bungalow in a peaceful and highly sought-after South Hams hamlet
- Close to Mothecombe Beach, the Yealm Estuary and the villages of Newton Ferrers and Noss Mayo
- Generous mature gardens offering excellent privacy and seclusion
- Large plot with potential for gardening, self-sufficiency or keeping chickens
- Spacious sitting room with wood-burning stove and French doors to the garden
- Well-arranged kitchen with practical layout and pleasant garden outlook
- Two generous double bedrooms with peaceful garden views
- Garage, workshop/store, driveway parking and no onward chain

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 in Yealmpton follow the road heading towards Kingsbridge with the Rose and Crown on your left. Around 1 mile after the Rose and Crown, turn right heading towards Dunstone. Follow the road for 0.3 miles, then turn right and you will find Little Orchard on your right after 100 yards.

Viewing

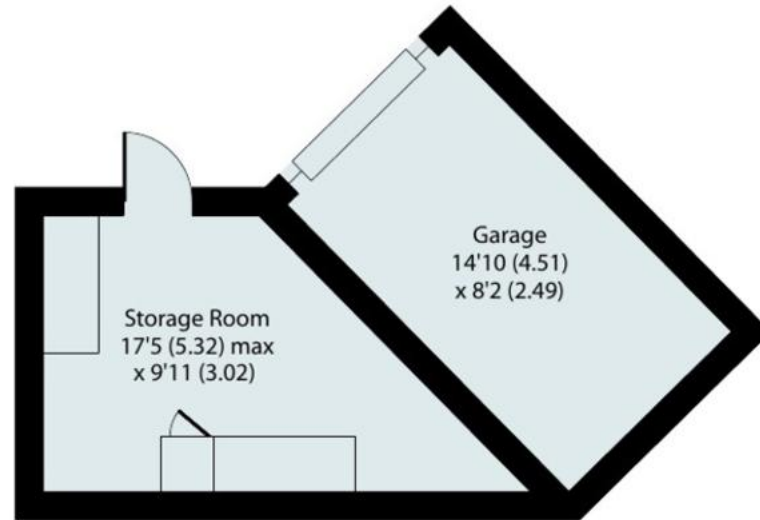
Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311



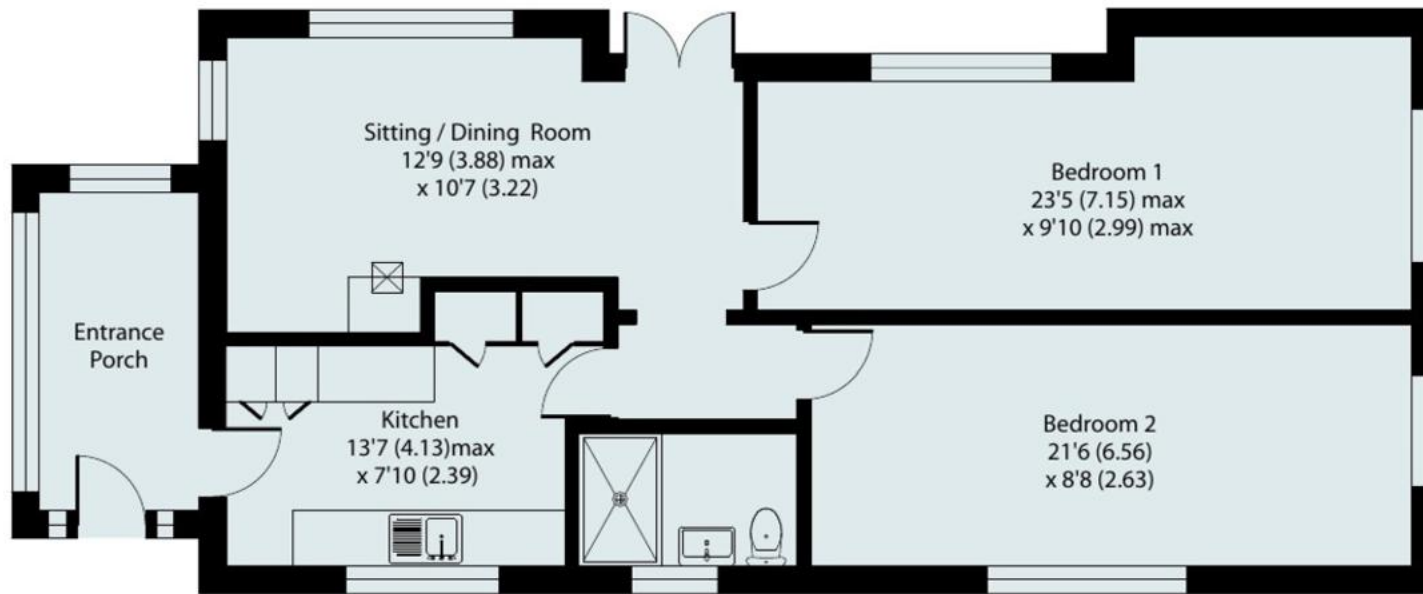
Floor Plans



Approximate Area = 848 sq ft / 78.7 sq m
 Garage = 118 sq ft / 10.9 sq m
 Outbuilding = 125 sq ft / 11.6 sq m
 Total = 1091 sq ft / 101.2 sq m
 For identification only - Not to scale



GARAGE / OUTBUILDING



GROUND FLOOR



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Marchand Petit Ltd. REF: 1464572

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