



Luscombe Maye
Since 1873

Perches Close, NEWTON FERRERS, South Devon

Guide Price £800,000

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This exceptional four-bedroom detached property, nestled in the desirable hamlet of Membland, offers a harmonious blend of generous space and comfortable living, ideal for a modern lifestyle on a private, ample plot.

Upon entering, a welcoming and spacious, vaulted entrance hall guides you to the principal living spaces. The ground floor boasts a dual aspect, bright and airy living room, perfect for relaxation, with stunning rural views to the South and West, and double doors opening onto the west-facing garden. Adjacent to this, the dining room features double doors that lead out to a south-facing patio, offering pleasant views over the valley. A well-appointed, dual aspect kitchen with views to the South and East, provides ample space for a kitchen table, making it ideal for family meals and entertaining, and connects to a useful utility room with plumbing for a washing machine and tumble dryer. Complementing these areas is an additional reception room, offering versatile use as a a cosy snug, fifth bedroom or a dedicated home office.

Ascending to the first floor, you will discover four generously sized bedrooms, each offering a peaceful retreat, together with a family shower room. The principal bedroom provides a comfortable and spacious haven, with ensuite bathroom and dressing area, while the additional three bedrooms are well-proportioned, offering versatility for family members or guests. Each room benefits from abundant natural light, creating a bright and airy atmosphere throughout. Externally, the property truly shines with its substantial plot. The expansive rear garden provides a wonderful outdoor sanctuary with glorious rural views down the valley, perfect for al fresco dining, recreation, or simply enjoying the tranquillity of your surroundings. The gardens to the south side of the home are terraced and boast a well established pond and a variety of apple, cherry and plum trees. The front garden enhances the property's kerb appeal and offers a private, paved seating area. The long driveway leads to a double garage and provides convenient off-road parking for multiple cars, boat or motor home.

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 information (<https://moverly.com/sale/GU1zB3u7cY8CveXwsxH15s/view>).

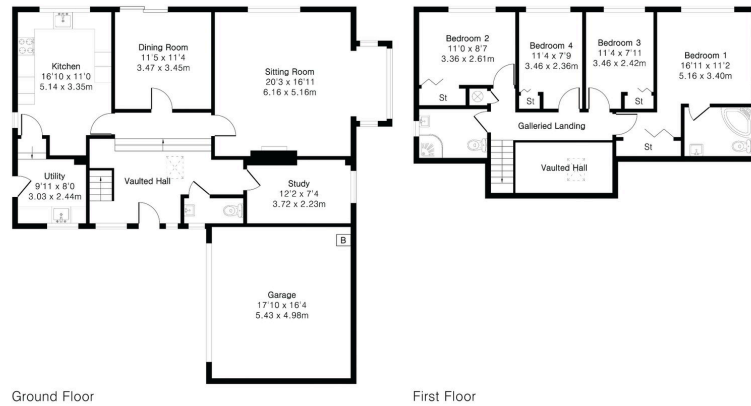


**Approximate Gross Internal Area 1662 sq ft - 155 sq m
(Excluding Garage)**

Ground Floor Area 1009 sq ft – 94 sq m

First Floor Area 653 sq ft – 61 sq m

Garage Area 291 sq ft – 27 sq m

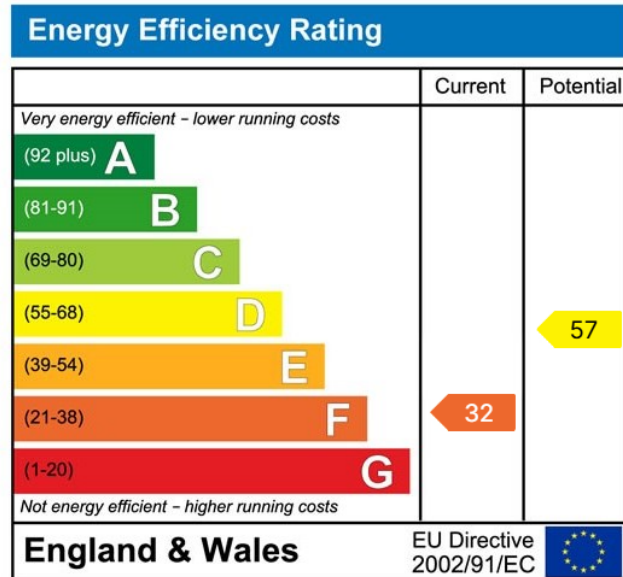


- South facing detached family home
- Double garage and long driveway
- Surrounded by extensive gardens
- Breathtaking rural views
- Elevated sunny position
- Spacious living areas
- Tranquil cul-de-sac location
- Close to local amenities
- 4 bedrooms

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Use the QR code for further “Material Information” about this home



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