



Luscombe Maye

Since 1873

Old Coastguard Cottages, WEMBURY, South Devon

3 2 3



A charming Grade II Listed former Coastguard Cottage that offers the most idyllic and unique estuary lifestyle on the banks of the Yealm Estuary. The property forms one end of a row of four cottages, all of which are **inaccessible by motor vehicle**. Access is either via boat, across from Newton Ferrers/Noss Mayo or about a 1 mile walk along a path from the south east of Wembury. The property owns the stone steps with timber platform for 2 boats used for access and running mooring that allows vessels to alight at all stages of the tide. Steps and a path leads up to the terrace. The front door and porch are shared with the neighbouring cottage. The inner front door leads into the dining room which has an original cast iron Carron cooking range. Behind this is the kitchen that has granite work surfaces around the sink and wooden work surfaces elsewhere. In addition to the induction hob and electric oven is a 2-door electric Aga. A Home Automation system allows all the electrical systems within the home to be controlled remotely including the inferred heaters, the Aga, the lights, the security and the hot water. The sitting room has a wood burner and both the sitting room and dining room enjoy estuary views. A utility room and a shower room complete the ground floor. Off the first floor landing and corridor there are three double bedrooms and a family bathroom.

Garden and Grounds A delightful terrace offers a superb area for alfresco dining and overlooks the outstanding views across the deep water pool of the River Yealm, together with distant views to Dartmoor. To the rear of the property is a garden, with spectacular views.

Mooring The property owns its own quayside, with outhaul mooring (subject to a licence) that is accessible at all stages of the tide. There is an area for additional dinghies/canoes to be stored upright.

Viewing Strictly by appointment with Luscombe Maye, Newton Ferrers Office. Bespoke appointments will be by the local passenger ferry (Return fee payable in cash only) and the operating times are between 10am-4pm (subject to weather conditions) and must be accompanied by a representative of Luscombe Maye.

FURTHER INFORMATION To ensure legal compliance, we require our sellers to provide a Material Information Guide. Please scan the QR code or access the additional online material information (<https://moverly.com/sale/DyPYqEQ9ejnmojbpcCpPxd/view>).



1, Old Coastguard Cottages, Wembury, Plymouth, PL9 0EJ

Approximate Gross Internal Floor Area = 118.8 sq m / 1279 sq ft

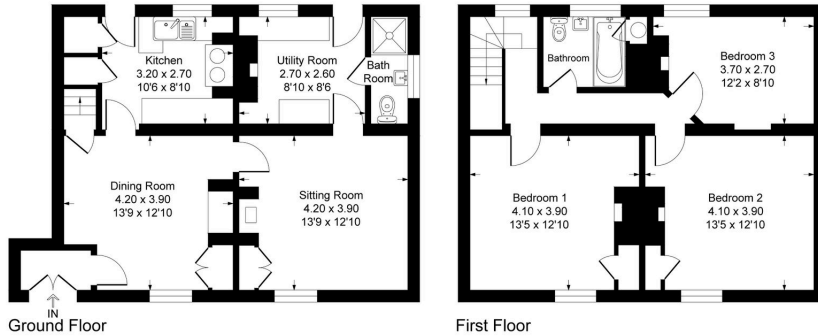


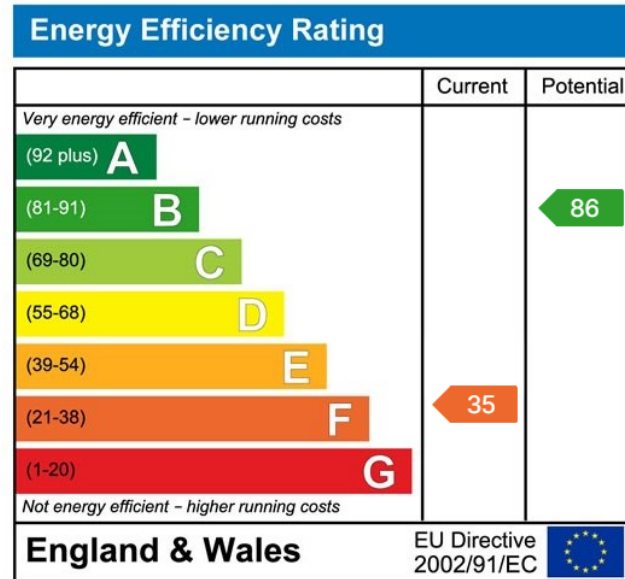
Illustration for identification purposes only, measurements are approximate, not to scale.

- Waterside Cottage
- Three Bedrooms
- Outhaul Mooring
- Private Enclosed Garden
- Front Terrace with Exceptional Views
- Ideal Holiday Let
- Potential Turn Key Purchase
- Character Features
- No Onward 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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