



Luscombe Maye

Since 1873

Court Road, NEWTON FERRERS, South Devon

Guide Price £1,750,000

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Green Acres sits in generous sized grounds and benefits from a convenient double garage and a large driveway, providing ample parking. Inside, three spacious reception rooms unfold, offering versatile and inviting areas for both vibrant family life and elegant entertaining. The impressive kitchen has been thoughtfully designed with excellent storage to accommodate a busy family home and ample space to gather together, double doors lead out onto a south facing patio, shared with the garden/sitting room next door. The TV room and study on the opposite side of the spacious hallway offer the perfect spaces to enjoy some peace away from family life. A standout feature is the first floor living room, boasting charming exposed beams that add character and warmth, alongside a south-facing balcony providing an idyllic spot to enjoy the sunshine and views.

With four generously proportioned bedrooms and three spacious bathrooms, the accommodation is thoughtfully designed for privacy and ultimate convenience. An attic office room, provides a private, secluded workspace or creative studio. Beyond this, the loft is fully insulated and boarded, offering significant and easily accessible additional storage.

Externally, the property distinguishes itself with a charming front garden, and a extensive private rear garden (benefitting from vehicular access) that includes a formal area, extensive vegetable patch and wild flower meadow. A large double shed provides useful storage and the greenhouse is perfect for the avid gardener. The aforementioned south facing balcony and patio offer a unique alfresco space to relax and entertain. There's abundant scope here for bespoke landscaping, transforming these areas into enchanting outdoor retreats.

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 material information (<https://moverly.com/sale/Gktyf9kxNj6jsCPwdTYCLJ/view>)



Approximate Gross Internal Area 2958 sq ft - 275 sq m

(Excluding Garage & Outbuilding)

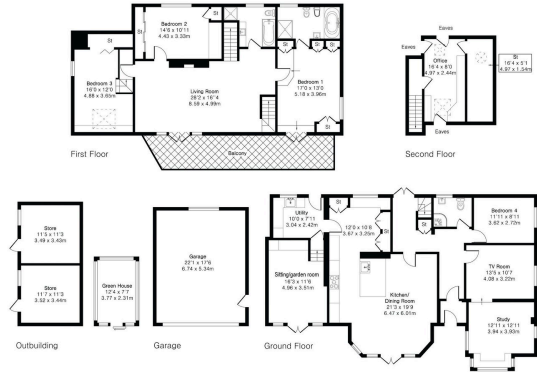
Ground Floor Area 1470 sq ft - 137 sq m

First Floor Area 1225 sq ft - 114 sq m

Second Floor Area 263 sq ft - 24 sq m

Garage Area 387 sq ft - 36 sq m

Outbuilding Area 361 sq ft - 34 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

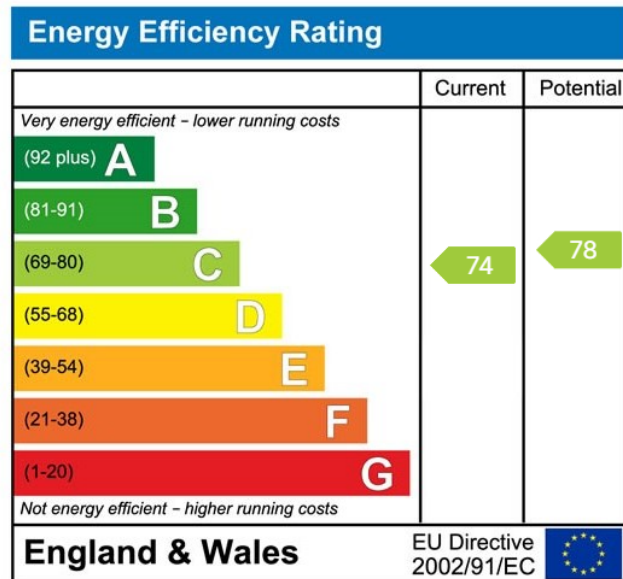


- Detached family home
- Extensive front and rear gardens
- Glorious views across the Yealm Pool
- Stylish and modern open plan kitchen/dining room
- Four double bedrooms, including principal en-suite
- First floor living room with vaulted ceiling, south facing balcony and views
- Garden/sitting room, TV room and study
- Double garage and driveway
- Peaceful and secluded location
- No onward chain

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Use the QR code for further "Material Information" about this home



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