

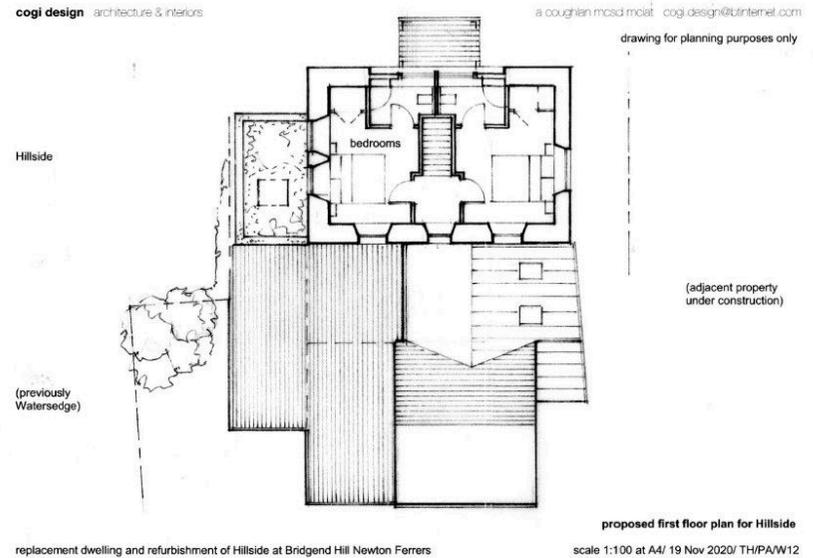
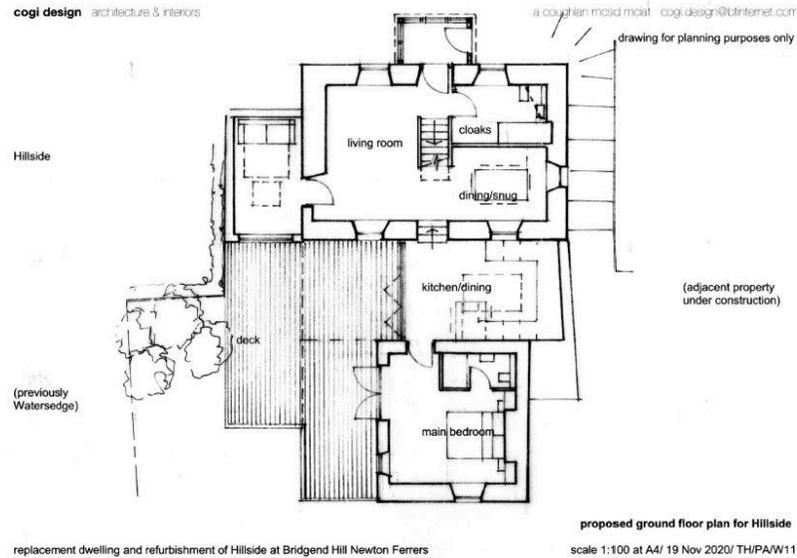
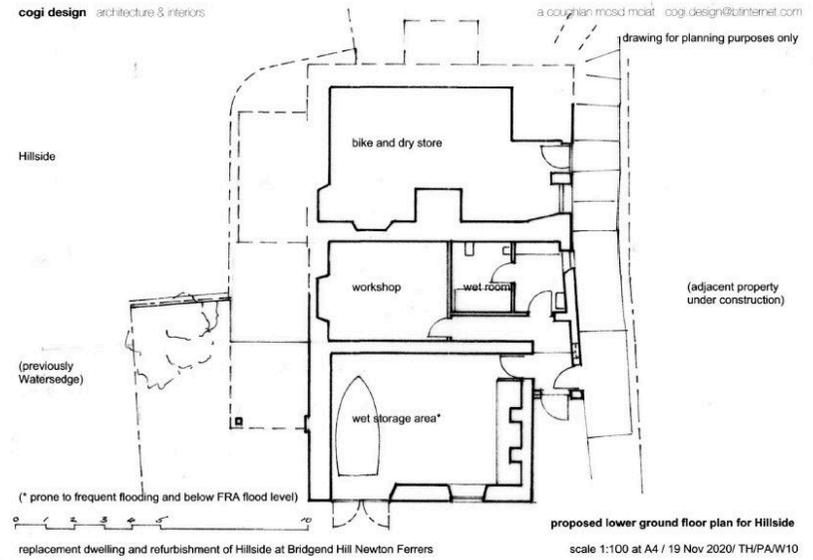


Luscombe Maye

Since 1873

Bridgend, NEWTON FERRERS, South Devon

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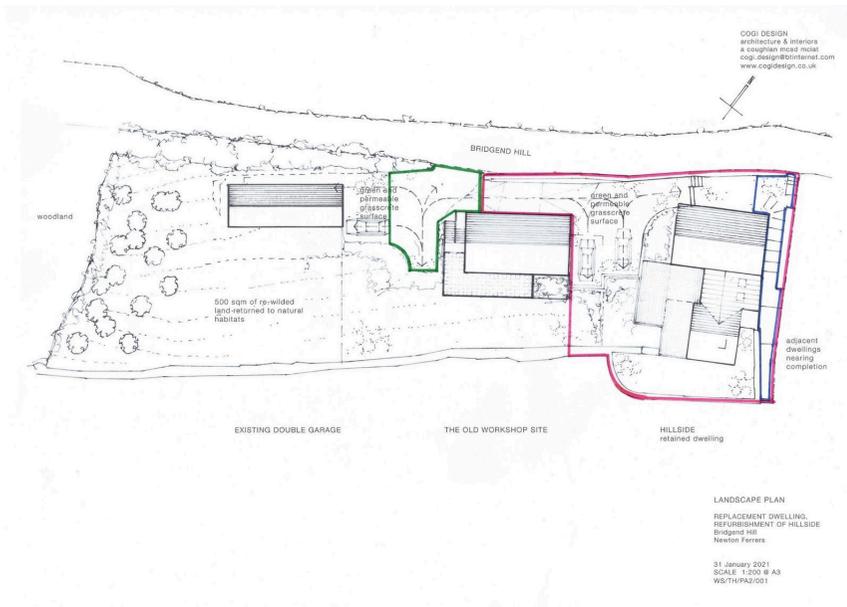
A superb development opportunity with full planning consent to create a contemporary waterside home in the heart of Newton Ferrers. The approved design features spacious open-plan living, generous bedroom accommodation, landscaped terraces and parking for two vehicles, all positioned to capture uninterrupted views of Newton Creek. Offering a rare chance to build a stunning architect-designed residence on Bridgend Hill, this property combines exceptional potential with an unbeatable waterfront setting.

Accessed via a newly created driveway and positioned directly on the water's edge along Bridgend Hill in Newton Ferrers, and benefiting from planning permission to combine and remodel the existing dwellings into one impressive residence, the approved design transforms the site into a beautifully balanced modern coastal home. Inspired by its peaceful creek-side setting, the final property blends clean architectural lines with soft natural materials, creating a home that feels both contemporary and timeless.

The approved scheme delivers:

- A distinctive yet sympathetic architectural style, featuring a combination of pitched roofs, soft render, and a warm timber-clad elevation.
- Large, glazed sections at the heart of the design to capture uninterrupted views across the water and flood the living spaces with natural light.
- A thoughtfully arranged layout with a central glass-fronted link connecting the two main wings of the home, forming a harmonious, spacious living environment.
- Generous open-plan living spaces orientated toward the creek, perfect for enjoying the tranquillity of the setting and seamless indoor-outdoor living.
- Flexible bedroom accommodation, including a superb principal suite with elevated views.
- Useful lower-ground areas ideal for storage and watersports equipment.





- Striking architect-designed home with full planning consent
- Prime waterside position on Bridgend Hill
- Large central glazed link
- Lower-ground level storage/workshop areas
- Parking for two vehicles
- Development opportunity
- Beautiful modern design
- Generous open-plan living spaces
- Outdoor decking/terrace areas
- Current Council Tax D/E



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Newton Ferrers:
Newton Hill, Newton Ferrers PL8 1AA
01752 872417
newtonferrers@luscombemaye.com
www.luscombemaye.com