

5 MEMBLAND COURT

NEWTON FERRERS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

**5 Membland Court | Newton Ferrers |
Plymouth | Devon | PL8 1HR**

A two-bedroom first-floor apartment forming part of a historic building within the former Membland Hall Estate, with its own lawned garden, allocated parking and access to communal grounds and woodland, within easy reach of the coast, beaches and the Yealm Estuary. **NO ONWARD CHAIN**

Mileages

Yealm Estuary, Newton Ferrers and Noss Mayo 1 Mile
| Mothecombe Beach - 3.5 miles
| A38 - 7 miles (distances approximate)

Accommodation

Single Storey First Floor Apartment

Entrance Hall, Sitting/Dining Room, Kitchen
Two Bedrooms, Family Bathroom

Outside

Lawned garden terrace, Allocated parking space,
1.81 acres of communal gardens and woodland

Newton Ferrers Office

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



THE PROPERTY

There is something particularly appealing about Membland. Tucked within wooded coastal countryside between the Yealm estuary and the sea, this small historic hamlet feels wonderfully removed from everyday life, yet Newton Ferrers and Noss Mayo are only around a mile away.

5 Membland Court occupies the first floor of one of Membland's most notable surviving estate buildings. Originally constructed as the badminton court serving the former Membland Hall Estate, the substantial stone building was subsequently divided into a small collection of individual homes.

The apartment extends to approximately 625 sq ft and provides straightforward, well-proportioned accommodation with plenty of natural light and attractive green outlooks.

At its heart is an open-plan sitting and dining room, where a large window takes full advantage of the apartment's first-floor position and brings in views across the surrounding countryside and a wood burning stove creates a cosy atmosphere for cooler evenings. It is an inviting space for both everyday living and entertaining, with enough room to create clearly defined sitting and dining areas.

The kitchen looks across the garden below, while two bedrooms offer flexibility for visiting family or those wanting a dedicated home-working space. A bathroom with a shower over the bath completes the accommodation.

For those looking for a manageable home close to the South Devon coast, whether as a permanent residence, second home or easy-to-maintain coastal base, the setting is particularly appealing. The apartment is currently run as a successful Airbnb and is well placed for enjoying this sought-after stretch of the South Hams, with Stoke Beach, Mothecombe Beach, the South West Coast Path and the Yealm estuary at Newton Ferrers and Noss Mayo all within easy reach. With miles of coastal, woodland and riverside walks close by, it is also an excellent base for dog owners and those who enjoy spending time outdoors.

OUTSIDE

The apartment has is its own lawned garden within the grounds of Membland Court. The garden forms part of the apartment's leasehold demise and is for the sole use of No. 5. It sits within an attractive terrace of adjoining lawned gardens which are currently open to one another rather than individually enclosed, giving the area a pleasant, spacious feel. There is plenty of room for outdoor seating and dining, and the garden also offers scope for a future owner to introduce further planting and landscaping. Subject to the provisions of the lease and any necessary consents, there may also be potential to create a greater degree of enclosure if desired for pets or extra privacy.

Residents additionally have use of the wider communal grounds surrounding Membland Court. Extending, in part communally, to approximately 1.81 acres, these established gardens include mature trees and an attractive area of woodland which contributes enormously to the secluded feel of the wider setting.

An allocated parking space is provided, together with visitor parking within the grounds.



MEMBLAND

Membland Court has a particularly appealing sense of community, with a relaxed mix of permanent residents, second-home owners and some holiday let properties. This creates a friendly, lived-in atmosphere throughout the year, while retaining the peaceful character that makes the hamlet such an attractive coastal retreat.

Membland Court has a fascinating connection with one of South Devon's former great country estates. The Membland Hall Estate was once owned by the banker Edward Baring, who later became Lord Revelstoke. During the late nineteenth century Membland ranked among Devon's wealthiest estates, before financial events at the end of the century led to its sale in 1895.

The Hall subsequently passed through several owners before being demolished in 1928. Many of the estate's secondary buildings survived, however, and it is these handsome stone buildings that give the hamlet much of its architectural character today.

Membland Court was originally built as the estate's badminton court and later converted to create a small collection of individual cottages and apartments. The hamlet itself is of sufficient architectural interest to be referenced in Pevsner's The Buildings of England: Devon.

Today, the combination of historic stone buildings, mature woodland and an exceptionally peaceful position close to the coast makes Membland a particularly atmospheric place to live.

SITUATION

Membland sits within the South Devon National Landscape, surrounded by countryside and within approximately half a mile of the National Trust coastline.

For walkers, the position is difficult to better. The South West Coast Path and a network of local footpaths provide access to miles of cliff-top, woodland and coastal walking, with the coastline around Stoke Beach and Mothecombe Beach close at hand.

Despite its wonderfully tucked-away setting, the apartment is only around a mile from the waterfront villages of Newton Ferrers and Noss Mayo.

Set on opposite sides of the beautiful Yealm estuary, these remain among South Devon's most sought-after coastal villages. Their appeal lies not simply in their waterside setting, but in the combination of sailing, walking, village life and a strong year-round community.

Newton Ferrers provides an excellent range of everyday amenities including The Green Deli/Coffee Shop, Co-op, Post Office, pharmacy, primary school and village facilities, while the wider community supports three popular waterside pubs – The Dolphin, The Swan and The Ship – together with an active yacht club.

For those drawn to life on the water, the Yealm offers sailing, paddleboarding, kayaking and sheltered cold water swimming, while the coast beyond opens directly onto some of the most beautiful stretches of the South Devon coastline.

The location also works well for those needing access to Plymouth. The city is within straightforward commuting distance and offers a broad range of independent and national shops, restaurants and cultural facilities together with the Theatre Royal, university, medical and dental schools and mainline railway connections to London and the rest of the country.





Property Details

Services:

Mains electricity, water and drainage. Electric heating and electric immersion hot water. Broadband availability is understood to include Fibre to the Premises (FTTP). Purchasers should make their own enquiries regarding broadband speeds and mobile coverage according to their individual provider and requirements.

EPC Rating:

Current: D - 57, Potential: B - 81, Rating: D

Council Tax:

Band C

Tenure:

Leasehold with a 999-year lease from 2022 and a peppercorn ground rent. The property also benefits from a share of the freehold.

Management & Service Charge

An annual service charge is payable towards items including the maintenance of communal areas and building insurance. Current service charge: approximately £1,440 per annum. Full details should be confirmed by the purchaser's solicitor during the conveyancing process

Authority:

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

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, take the B3186 towards Newton Ferrers. After approximately two miles, turn left towards Membland and Noss Mayo. At the bottom of the hill, on reaching the head of the creek, turn sharply left and continue towards Membland. Continue into the hamlet, passing the old stone estate buildings on either side of the road, and follow the road uphill. Membland Court is the last property on the left before leaving the hamlet towards the coast.

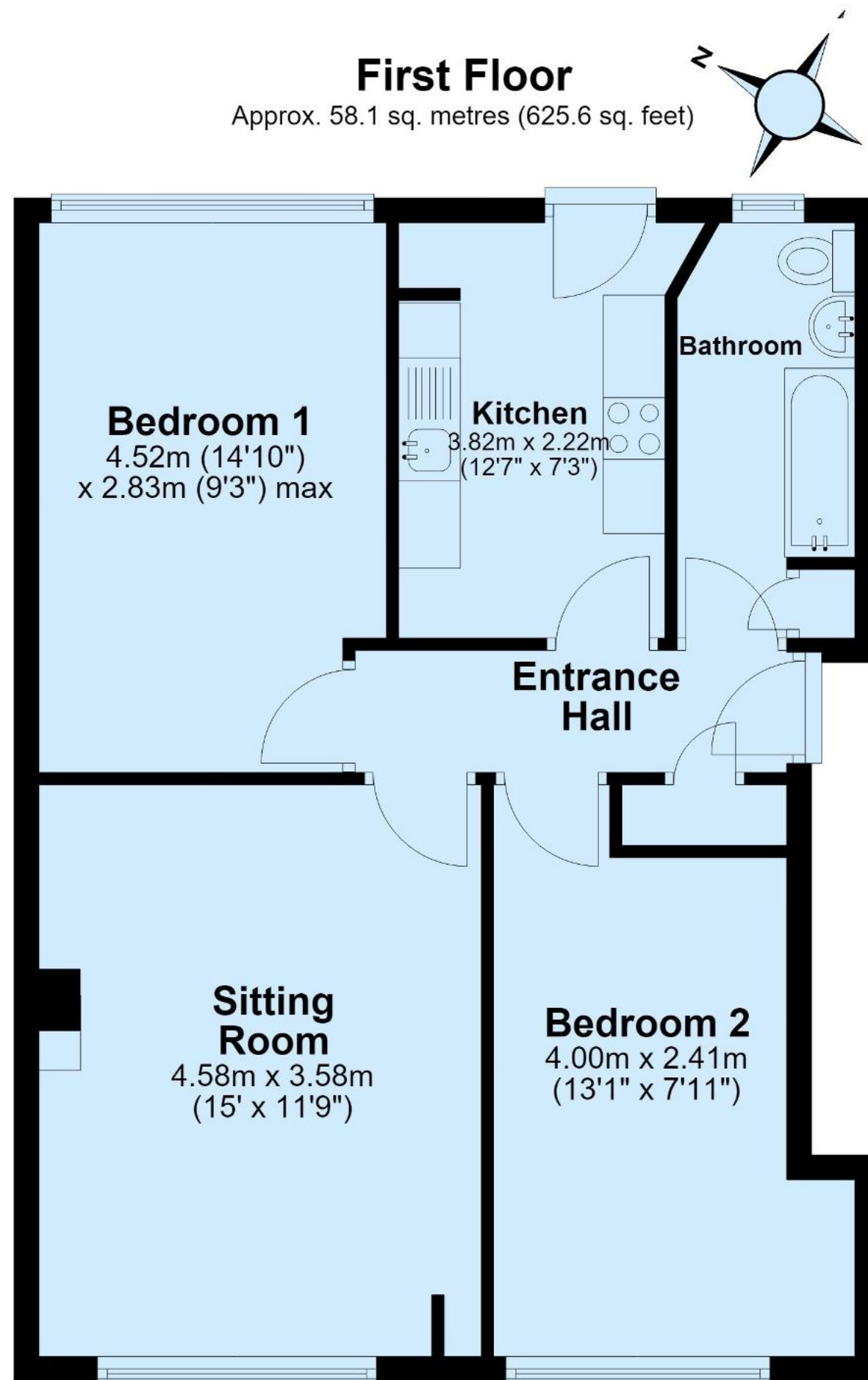
Viewing

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

Key Features:

- Two-bedroom first-floor apartment, approximately 625 sq ft / 58 sq m
- Historic former Membland Hall Estate building
- Light open-plan living and dining space with countryside outlooks and woodburning stove
- Its own lawned garden within the grounds
- Mature communal gardens and woodland
- Allocated parking together with visitor parking
- Peaceful coastal setting around one mile from Newton Ferrers, walking distance to the National Trust coastline and South West Coast Path





Total area: approx. 58.1 sq. metres (625.6 sq. feet)

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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.



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Modbury
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Newton Ferrers
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Salcombe
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Totnes
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