

THE ROUND HOUSE

NEWTON FERRERS



MARCHANT PETIT

COASTAL, TOWN & COUNTRY



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The Round House | Parsonage Road | Newton Ferrers | Devon | PL8 1AS

Distinctive converted barn set within 2.65 acres in a private no-through road position. Offering five-bedroom accommodation, a vaulted roundhouse sitting room, extensive garaging and outbuildings, all within walking distance of the estuary, quayside and village amenities.

Mileages

A38 6.5 miles, Exeter 43 miles, Plymouth 12 miles,
Local Shops 1 mile (All mileages are approximate)

Accommodation

Lower Ground Floor

Three Bedrooms, Family Bathroom, Two Store Rooms, Wine Cellar

Ground Floor

Kitchen / Breakfast Room, Utility Room, Storage Room, Sitting Room, Bedroom with Ensuite and Dressing Room,

Office / Bedroom, WC

Outside

2.65 Acre Garden, Patio, Parking, Double Garage, Separate Single Garage, Wood Store, Summer House

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT

Prime Waterfront & Country House

01548 855590 | pwch@marchandpetit.co.uk

4 Broad Street, Modbury, PL21 0PS

Set along a private no-through road in one of the South Hams' most sought-after waterfront locations, The Round House occupies a private position within approximately 2.65 acres of gardens and grounds. Just a short walk from the estuary, quayside and local amenities, this distinctive converted barn offers a rare combination of space, seclusion and convenience that is seldom found within the heart of Newton Ferrers. Converted during the mid-1980s, the building retains much of its original charm and agricultural heritage, with curved walls, exposed timbers and a layout that reflects the form of the original structure. Extending to almost 3,000 square feet of accommodation, the house has a warmth and individuality that immediately sets it apart from more conventional homes. What makes The Round House particularly special is the relationship between house and setting. Mature trees, expansive lawns and an orchard surround the property, while views extend across the neighbouring countryside, creating a peaceful backdrop throughout the seasons. The sense of space feels entirely unexpected given the property's proximity to the heart of Newton Ferrers.

The House

The house balances original character with everyday functionality, offering well-proportioned living spaces, flexible bedroom accommodation and extensive storage, all shaped by the building's original form. A welcoming central hall provides a natural introduction to the house, linking the principal rooms and offering glimpses of the distinctive architecture beyond. From here, the accommodation flows easily between the living spaces, bedroom suites and ancillary areas.



Set a few steps below the main hall, the roundhouse sitting room forms the natural heart of the house. Here, a vaulted ceiling and exposed timbers create an immediate sense of space, while a stone fireplace with wood-burning stove provides a focal point. Large windows and glazed doors overlook the gardens and surrounding countryside, drawing natural light into the room throughout the day. Doors open directly onto the terrace, making it a wonderful room for both everyday living and entertaining throughout the year. Despite its impressive scale, the room retains a welcoming atmosphere that makes it equally inviting for quieter evenings by the fire. From the central hall, the kitchen and breakfast room occupies one of the most distinctive parts of the house. A curved bay window overlooks the gardens, filling the room with natural light and creating a wonderful spot from which to enjoy the changing seasons. Centred around a substantial island, the room is both sociable and functional, with ample storage and workspace for family life. Exposed timber beams provide a subtle reminder of the building's heritage, while a utility room and adjoining store offer valuable support space and help keep the practicalities of daily life neatly separate from the principal rooms. Positioned away from the remaining bedroom accommodation, the principal suite enjoys a peaceful outlook across the gardens. The bedroom is complemented by a dressing room and en suite bathroom, creating a private retreat within the house. Also on this level is a substantial room currently arranged as a home office. Its size and position make it equally suited as a fifth bedroom, studio, snug or hobbies room, providing valuable flexibility for changing needs.

A short flight of stairs leads down to the remaining bedroom accommodation, where three notably spacious double bedrooms are arranged around a central landing. The largest extends to over 21 feet in length and could comfortably serve as an alternative principal suite, while the remaining bedrooms are equally well proportioned and enjoy attractive outlooks across the surrounding landscape. A family bathroom serves this level. Beyond the bedroom accommodation are two substantial storerooms and a separate wine cellar, providing an excellent level of storage rarely found in properties so close to the centre of Newton Ferrers.

Gardens and Grounds

The gardens and grounds extend to approximately 2.65 acres and are a defining feature of the property. Predominantly laid to lawn, the setting is framed by mature trees and established planting, creating a wonderful sense of privacy and seclusion. An orchard adds further interest and seasonal colour, reinforcing the feeling of a country property despite being only moments from local amenities.

Beyond the gardens surrounding the house, the grounds take on a more natural and gently rural character. An orchard, mature trees and wide stretches of lawn create a setting that feels wonderfully removed from the pace of modern life. There is room to cultivate vegetables, gather flowers from a cutting garden, keep chickens beneath the fruit trees, or simply enjoy the changing seasons as they unfold across the landscape. From spring blossom and birdsong to the rich colours of autumn, the surroundings offer a constant connection to nature. It is a rare and deeply appealing way of life; one that feels closer to the countryside than the village, yet remains only a short stroll from the water's edge, local shops and village cafés.

The terrace adjoining the sitting room provides a natural extension of the living space and a wonderful setting for outdoor dining overlooking the gardens.

Garaging and Outbuildings

The property is exceptionally well served by its ancillary buildings.

A substantial detached double garage is complemented by a separate single garage, together providing space for multiple vehicles, workshop use or additional storage. A detached wood store completes the collection of outbuildings.



Combined with the generous driveway parking, these buildings offer a useful degree of flexibility that is increasingly difficult to find in such a central location.

The access road is privately owned, with maintenance shared between neighbouring properties that enjoy rights of way over it.

The Setting

Despite its peaceful and secluded feel, The Round House is remarkably well positioned.

The estuary, quayside, yacht club, shops, cafés and pubs are all within a few minutes' walk, allowing owners to fully embrace life in Newton Ferrers without relying on the car. Few homes combine such privacy with such immediate access to the amenities that make this one of the most desirable waterfront communities in the South West.

Whether enjoying a morning walk to the water, meeting friends for coffee, or setting out for an afternoon on the estuary, daily life here revolves around a unique balance of countryside tranquillity and coastal living.

Newton Ferrers and Noss Mayo

Set within the South Devon National Landscape, the twin communities of Newton Ferrers and Noss Mayo are widely regarded as among the most desirable waterfront locations in the region.

Positioned on the sheltered Yealm Estuary, the area offers an enviable lifestyle centred around the water. Sailing, paddleboarding, kayaking and swimming are all readily accessible, while the yacht club and thriving cadet sailing programme provide opportunities for all ages to become involved in life on the estuary.



The communities enjoy a strong sense of identity and offer a surprising range of amenities, including a Co-op, post office, pharmacy, two churches, three pubs, a popular delicatessen and café, and an exceptionally well-regarded primary school.

Throughout the year, a calendar of community events, regattas and seasonal celebrations reinforces the enduring appeal of life here.

For those who enjoy the outdoors, some of Devon's most beautiful coastal and countryside walks begin directly from the doorstep. The South West Coast Path, National Trust-owned coastline and a network of footpaths and woodland trails provide endless opportunities for exploration.

Mothecombe Beach lies approximately 4.5 miles away and offers a beautiful stretch of coastline for swimming, walking and family days by the sea.

The city of Plymouth, approximately nine miles away, provides mainline rail connections to London, a vibrant cultural scene centred around the Theatre Royal, an excellent university, extensive shopping facilities at Drake Circus, and a superb choice of restaurants and waterfront dining at Royal William Yard, The Barbican and Plymouth Hoe.



Property Details

Services: Mains water, electricity, gas and drainage.
EPC Rating: Current: D - 56, Potential: C - 76, Rating: D
Council Tax: Band G
Tenure: Freehold
Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, 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

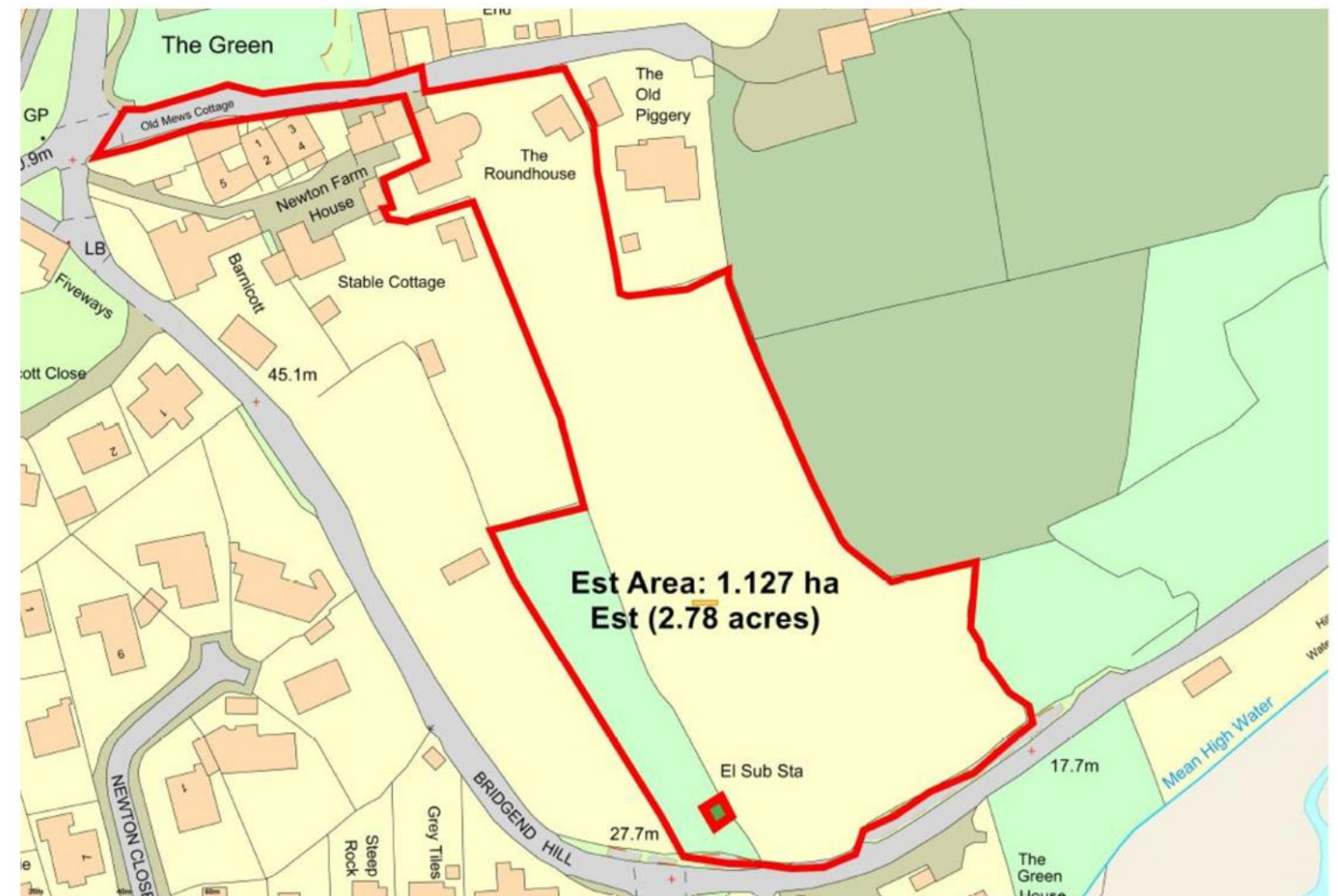
When approaching Newton Ferrers from Yealmpton on the B3186 proceed towards the village centre to pass Marchand Petit's office and The Green Deli on the right. In about 20 yards, opposite the modern WI Hall, turn into the first small private lane on the left, and you will find The Round House at the end of the lane.

Viewing

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

Key Features:

- Distinctive converted barn in a private setting
- Approximately 2.65 acres of gardens and grounds
- Five-bedroom accommodation extending to approximately 2,941 sq ft
- Roundhouse sitting room with vaulted ceiling and wood-burning stove
- Principal bedroom suite with dressing room and en suite
- Flexible study, studio or fifth bedroom
- Utility room, store room, two additional storerooms and wine cellar
- Detached double garage, separate garage and wood store
- Private no-through road position
- Walking distance to the estuary, quayside and local amenities



Approximate Area = 2941 sq ft / 273.2 sq m

Garage = 576 sq ft / 53.5 sq m

Outbuilding = 117 sq ft / 10.8 sq m

Total = 3634 sq ft / 337.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Marchand Petit Ltd. REF: 1442269

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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.



Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

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01752 873311

Salcombe
01548 844473

Totnes
01803 847979

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01548 855599

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