

WINDLESHAM NEWTON FERRERS





MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Windlesham | 40 Yealm Road | Newton Ferrers
| Devon | PL8 1BX

Mileages

Plymouth City Centre - 9.5 miles, A38 - 7 miles,
Mothecombe Beach - 5 miles Wembury Beach - 9 miles
Newton Ferrers/Yealm Estuary - 0.5 miles
(All mileages are approximate)

Accommodation

Ground Floor

Entrance Hall, Bedroom with En-suite,

First Floor

Kitchen/Breakfast Room, Utility, Dining Room, Office,
Snug/Garden Room, Bathroom, Two Further Bedrooms,

Second Floor

Bedroom with En-suite, Living Room with Bar,

Outside

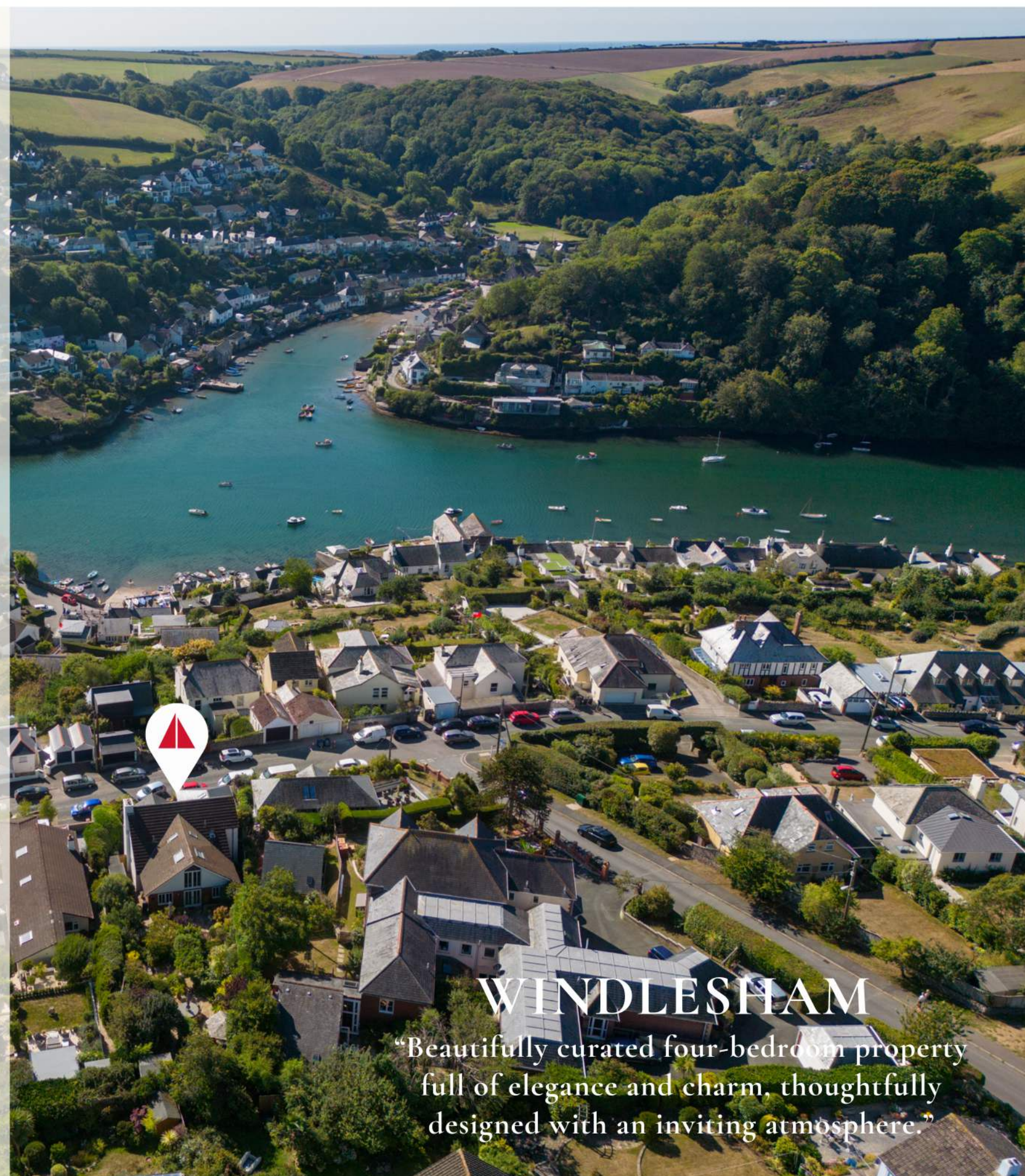
Terraced Gardens, Balconies, Triple Garage/Studio over

Newton Ferrers Office

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

Prime Waterfront & Country House

01548 855590 | pwch@marchandpetit.co.uk
94 Fore St, Kingsbridge TQ7 1PP



WINDLESHAM

“Beautifully curated four-bedroom property
full of elegance and charm, thoughtfully
designed with an inviting atmosphere.”

Originally designed and occupied by a well-respected local chartered architect, the house has been extensively remodelled and updated over the last decade by the present owners. Local craftsmen have been employed to almost totally refit the house with remarkable results.

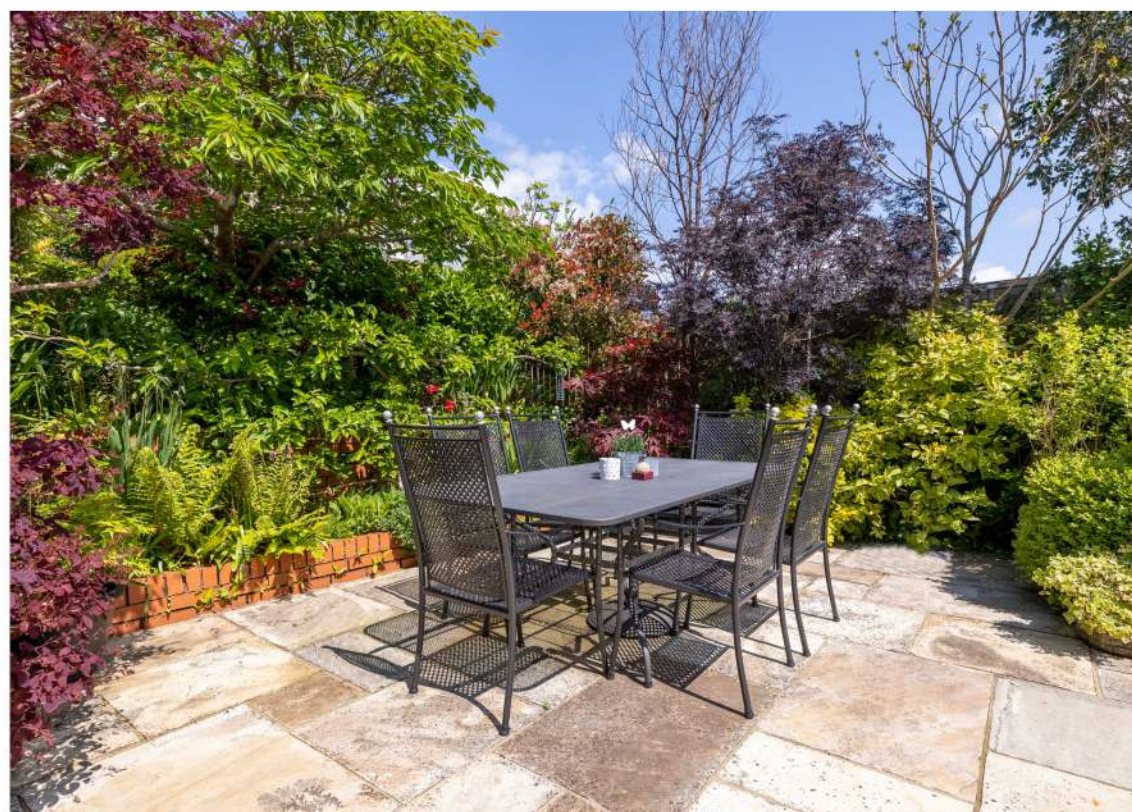
The accommodation is set over three levels to take maximum advantage of the captivating views and abundant natural light. Immaculate contemporary decoration complements such features as vaulted ceiling areas, a full-height rear gable and glass platform, glazed balustrades, a superb fitted kitchen, very generous living and entertaining space, and three ensuite bath/shower rooms. An external cladding system has been employed to create enhanced insulation, ensuring year-round comfort and efficiency.

The impressive facility of a triple garage includes a studio or playroom above – ideal for guests, home working, or creative pursuits – and is accompanied by private driveway. To the rear, the garden is truly remarkable: a private, mature, and beautifully landscaped haven that has evolved over many years to offer visual interest and tranquillity in equal measure. Stocked with a wide variety of specimen plants including acacia, gunnera, acer, tree ferns, and Japanese cherry, the garden is interspersed with carefully placed outdoor dining and informal seating areas, perfect for entertaining or quiet reflection. A timber-framed avenue adorned with a thriving vine offers both structure and seasonal charm.

In addition, a charming summerhouse provides a peaceful retreat or creative studio space, while a variety of utility buildings offer excellent storage and practical use. The sheltered kitchen garden with raised beds is well-suited for those with green fingers, allowing for productive gardening in a serene setting. Please note: some potted plants and statues, etc. are of sentimental value and are not included in the sale.

This location is within a moment's walk of a range of village amenities in this thriving waterside village. Newton Ferrers is situated on the northern slope of the beautiful estuary of the River Yealm within the South Devon Area of Outstanding Natural Beauty. The village, together with the adjoining Noss Mayo, offers a warm and active community, with amenities including two churches, a primary school, post office, Cooperative store, butchers, chemists, and three highly regarded pubs – The Dolphin, The Swan, and The Ship. A very active yacht club underscores the area's rich maritime heritage.





The surrounding area offers an exceptional lifestyle, with access to cliff-top, river, woodland, and coastal walks that begin right from the village. Dartmoor National Park lies just a short drive away, offering expansive moorland and rugged beauty. Several well-regarded golf courses are within easy reach, and the historic Ocean City of Plymouth provides a full range of cultural, educational, and transport links.

Plymouth University includes world-class faculties and both medical and dental schools, and the city's Theatre Royal has a national reputation for excellence. Transport links are first-rate, with regular rail services to London and the north, and vehicle ferries providing direct access to Roscoff in Brittany and Santander in Northern Spain – opening up convenient routes to continental Europe.

This extraordinary home offers an inspiring blend of architectural pedigree, contemporary comfort, and natural beauty in one of South Devon's most sought-after coastal communities.

“A charming summerhouse provides a peaceful retreat.”





Property Details

Services: Mains water, electricity, gas and drainage
(gas fired central heating)

EPC Rating: Current C - 74 Potential C - 79

Council Tax: Band G

Tenure: Freehold

Authority South Hams District Council, Follaton
House, Plymouth Road, Totnes, Devon, TQ9
5HE. Telephone: 01803 861234

Fixtures & Fittings

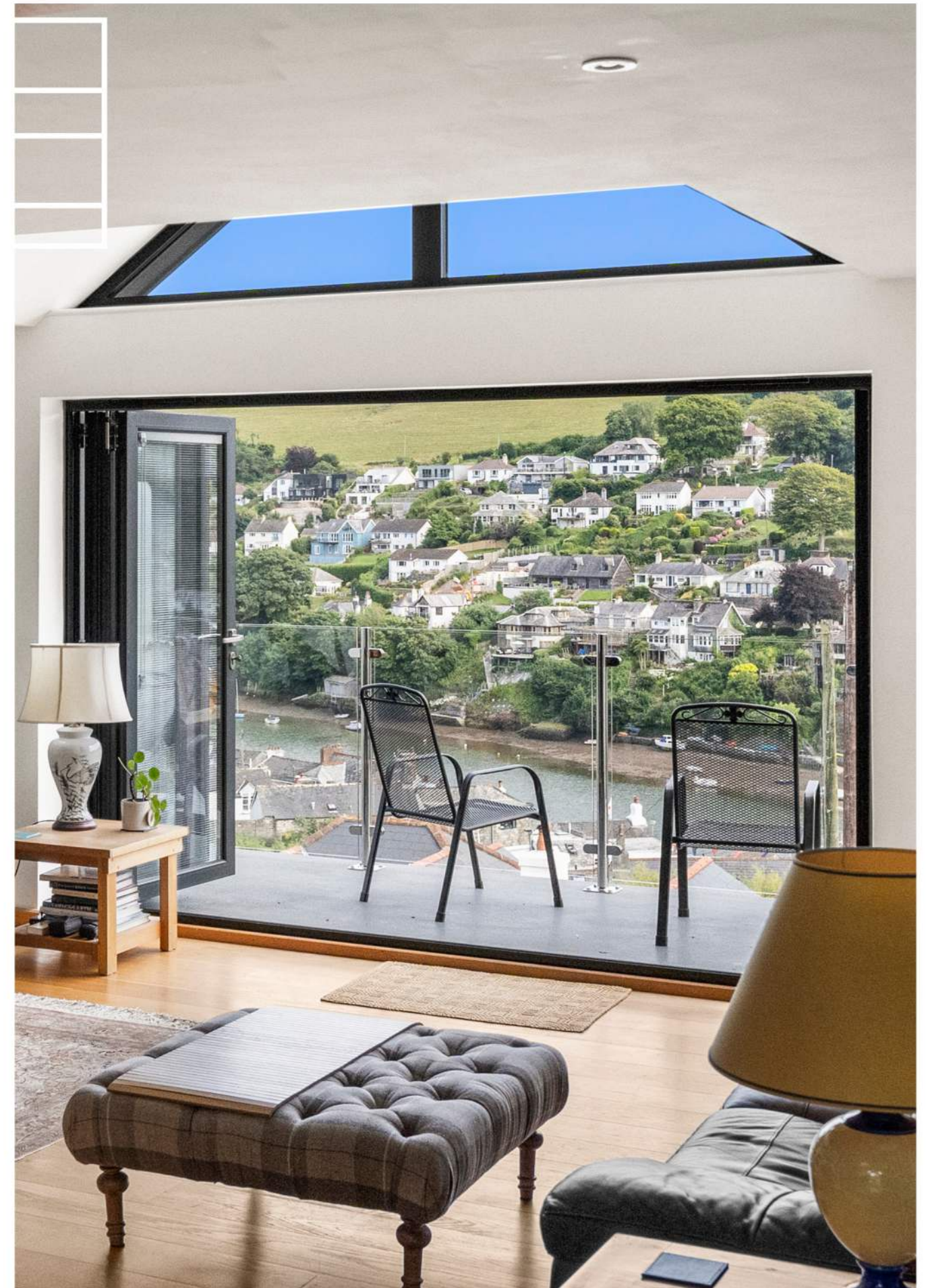
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

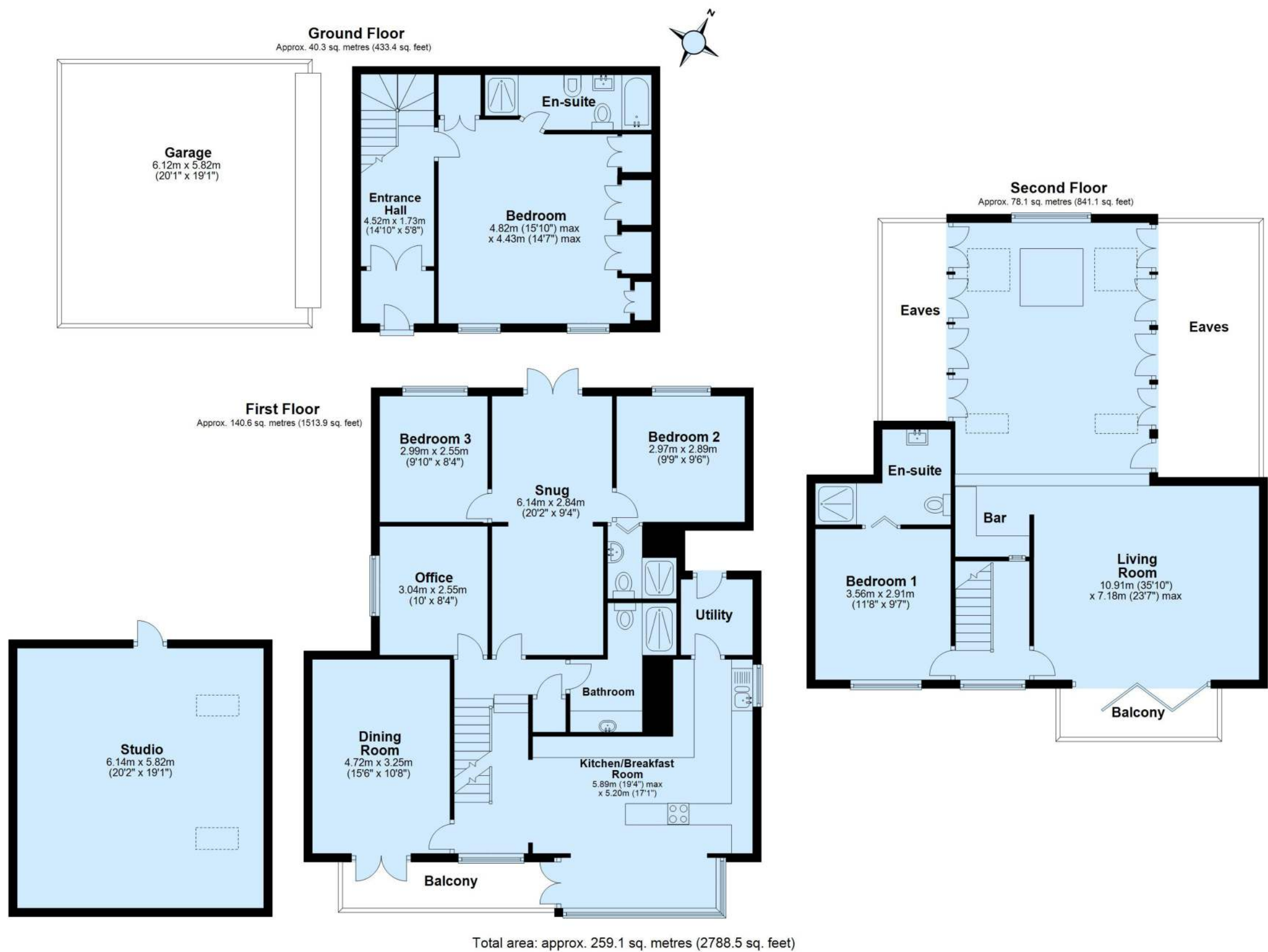
On the A379 Plymouth to Kingsbridge road at Yealmpton take the B3186 signposted for Newton Ferrers. On entering Newton Ferrers, follow the road towards the centre, passing Marchand Petit's office on the right. Follow the road down to pass the church on the right and continue into Yealm Road. In about 150 yards the property will be found on the right.

Viewing

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



Floor Plans



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

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.



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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