

# TIDES REACH NEWTON FERRERS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY





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## Tides Reach | 8 Yealm View Road | Newton Ferrers | Devon | PL8 1AN

Tides Reach is a striking contemporary waterfront home, elevated above the sheltered waters of Newton Creek with a south-facing aspect. Set on the coveted Yealm View Road in Newton Ferrers, it enjoys direct water access, the possibility of a private running mooring, and uninterrupted views over the River Yealm and the rolling South Hams countryside.

### Mileages

A38 7 miles, Dartmoor National Park 10 miles, Plymouth 12 miles, Exeter and M5 connection 45 miles  
(distances approximate)

### Accommodation

#### Lower Ground Floor

Two Bedrooms with Dressing Rooms and Ensuites, Boot Room, Plant Room

#### Ground Floor

Open Plan Kitchen / Dining / Living Room, Study, Bedroom with Ensuite, Family Bathroom

#### First Floor

Bedroom with Dressing Room and Ensuite, Garage

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### Newton Ferrers Office

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

### Prime Waterfront & Country House

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





## AT A GLANCE

Set high on Yealm View Road and bathed in south-westerly light, Tides Reach stands as a showcase of modern coastal architecture. The house has been re-imagined from the ground up, its crisp lines and wall-to-wall glazing choreographed to celebrate the ever-changing panorama of Newton Creek below. Every element, from the structural shell to the smallest fitting, has been selected to balance visual drama with effortless everyday living.

## ACCOMMODATION

The top floor is devoted entirely to a statement principal suite. Vaulted ceilings and full-height glass pull the river right into the room, while sliding doors lead onto a secluded, sun-soaked balcony. A bespoke dressing room and an opulent en suite, finished with a walk-in rainforest shower, complete this private sanctuary.

A staircase of glass, oak and brushed steel, each tread subtly underlit by a continuous light bar, descends to a vast open-plan living space. Here the kitchen / dining / sitting zone spans the full width of the house, spilling out to a broad, wraparound terrace that hovers above the water. The kitchen pairs handle-less cabinetry with marble-effect stone, a central island, full Siemens suite and a Quooker boiling-water tap, all backed by a discreet utility. A polished concrete wall, inset with a three-sided gas fire, stylishly delineates the snug and living room.

A guest bedroom with its own en suite, a family bath/shower room and a dedicated study or home office round off this floor, perfect for flexible working or multi-generational stays.

The lower storey is arranged on split levels to mirror the slope of the plot. Two generous double bedrooms each enjoy dressing areas, private shower rooms and glazed doors onto a sheltered lower terrace. A fully fitted boot/utility room with additional shower, plus an independently accessed plant room, cater for muddy boots, wetsuits and day-to-day maintenance.

## GARDENS & WATERFRONT

Landscaped for low maintenance and maximum enjoyment of the setting, the gardens combine terraces, sloped lawns and a naturalistic wild area that slides gently towards the water. At the shoreline, a private quay and slipway, fully serviced with power, water, Wi-Fi and CCTV, deliver effortless access to Newton Creek; a running mooring may be available by separate application to the Yealm Harbour Authority.









## LOCATION

Perfectly poised above the River Yealm, Tides Reach enjoys cinematic views across Newton Creek and the wooded slopes of the South Hams AONB. Direct access from the property to the estuary, via its own quay and slipway, puts sailing, paddleboarding and swimming at your fingertips. Newton Ferrers and Noss Mayo deliver an enviable mix of natural beauty and community spirit, with an active yacht club, an excellent primary school, a delicatessen, independent shops and three acclaimed pubs. The South West Coast Path and miles of estuary-side trails offer exceptional walking. The A38 links quickly to Exeter and the M5, while Plymouth (around 10 miles) provides extensive services and mainline trains to London Paddington. Totnes and Ivybridge also offer regular London services.

## Key Features:

- Waterfront position with private quay, slipway and potential running mooring
- Panoramic south-facing views across the Creek and the wooded South Hams AONB.
- Architect-designed conversion with wall-to-wall glazing and a wrap-around terrace.
- Principal suite occupying its own floor with vaulted ceilings, dressing room, balcony and spa-style en-suite
- Three further en-suite bedrooms plus dedicated study/home office
- Low-maintenance landscaped gardens cascading to the water

















# Property Details

<b>Services:</b>	Mains electricity, water and gas. Private drainage system. Gigabit fibre broadband. 4.9 kW photovoltaic panels and 5.8 kWh battery. 7 kW smart EV charger.
<b>EPC Rating:</b>	Current: B - 86, Potential: B - 86, Rating: B
<b>Council Tax:</b>	Band G
<b>Tenure:</b>	Freehold
<b>Authority</b>	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

From the A379 in Yealmpton, take the B3186 to Newton Ferrers. Continue past Marchand Petit's office at The Green and take the first left turning down Bridgend Hill, turn first right and take the lower road sign posted Yealm View Road, No. 8 is on the left hand side three quarters of the way down.

## Viewing

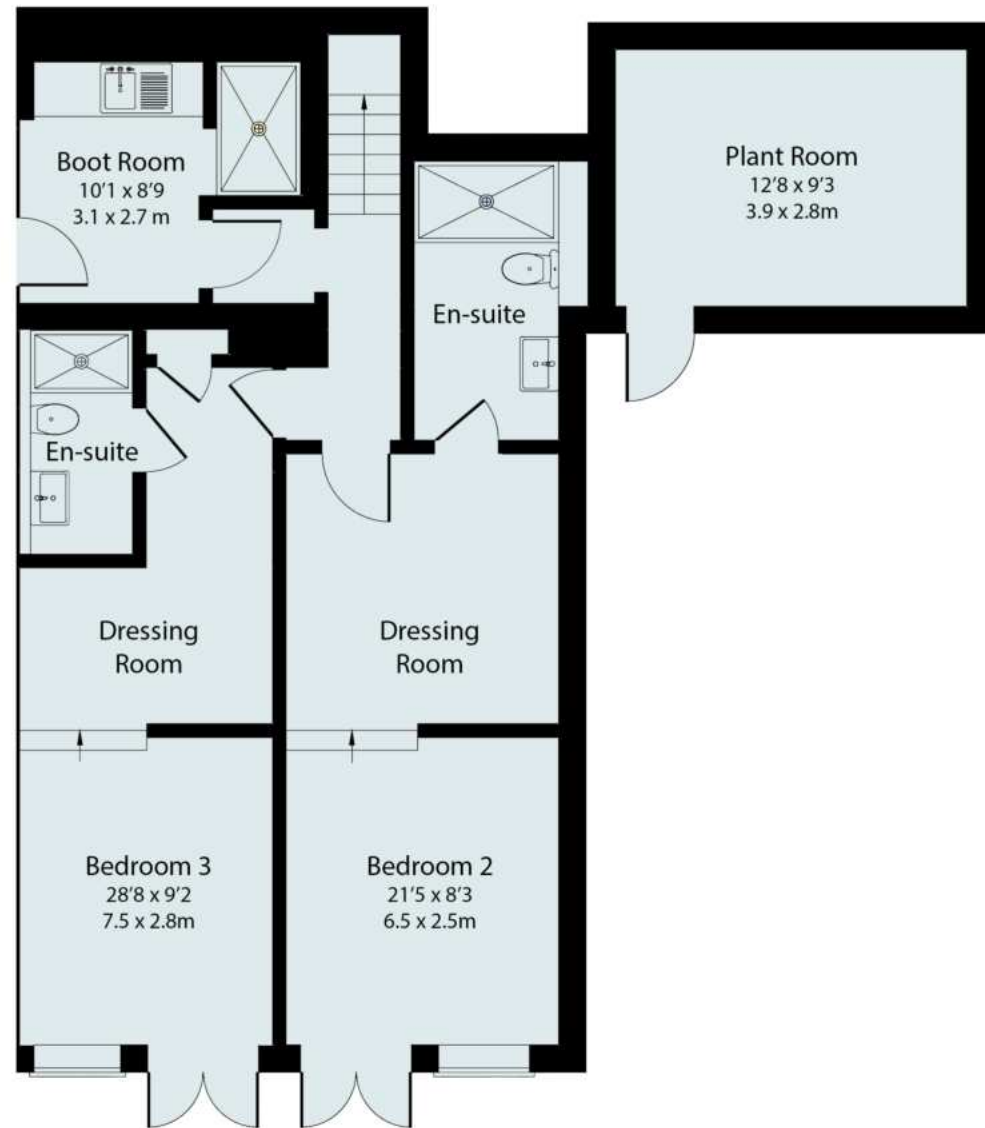
Strictly by appointment with the agent, Marchand Petit, Newton Ferrers Office.  
Tel: 01752 873311.







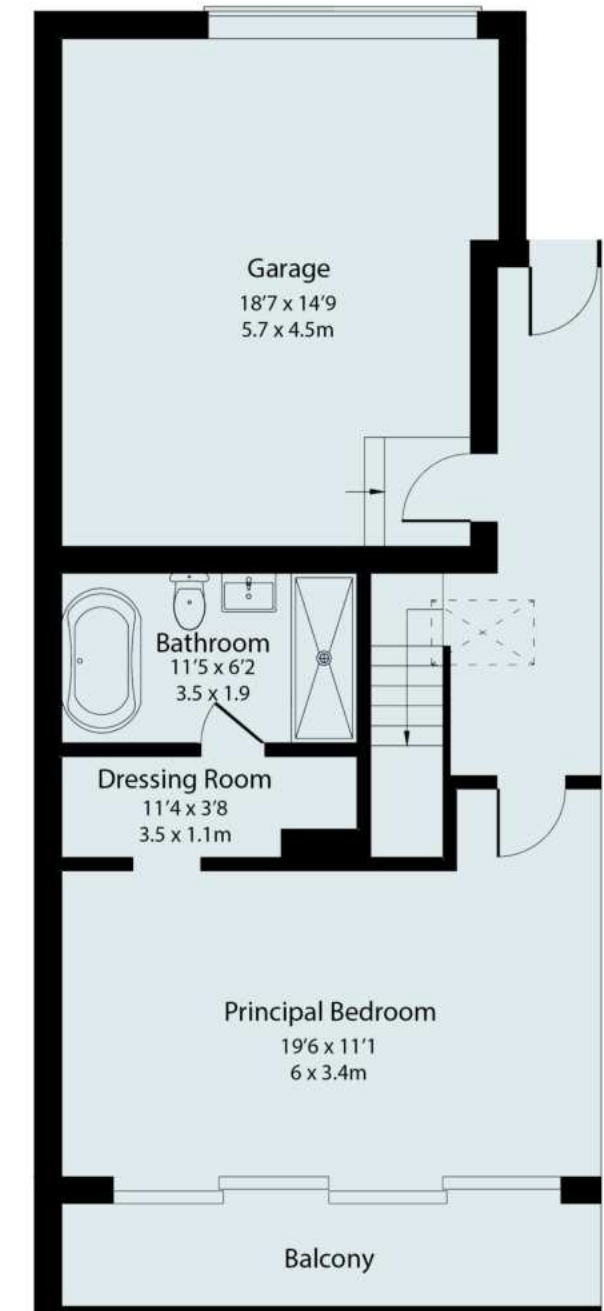
Approximate Gross Internal Area  
2777ft<sup>2</sup> | 258m<sup>2</sup>



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

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.









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