

5 PERCHES CLOSE

MEMBLAND



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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5 Perches Close | Membland | Newton Ferrers
Devon | PL8 1HZ

Mileages

A38 9 miles, Dartmoor National Park 11 miles, Plymouth
11 miles (distances approximate)

Accommodation

Ground Floor

Entrance Hall, Kitchen/Dining Area, Utility Room,
Sitting Room, Study,
Integral Double Garage

First Floor

Landing, Four Bedrooms -
Principal Bedroom with en suite.

Outside

Driveway and Parking,
Large Front and Rear Gardens, Sun Terrace,
Shed

Newton Ferrers

01752 873311 | newtonferrers@marchandpetit.co.uk

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



5 PERCHES CLOSE

Renovated to the highest standard with
an exceptional attention to detail

Located in the desirable and quiet cul-de-sac of Perches Close, this beautifully renovated family home offers both modern living and picturesque surroundings. Situated on the edge of the tranquil hamlet of Membland, just a mile from the unspoilt National Trust coastline and Yealm Estuary, this property offers a rare opportunity to enjoy the best of countryside living, with easy access to local amenities.

Originally built in the 1980s, 5 Perches Close has been transformed by the current owners into a bright, spacious, and stylish home. Renovated to the highest standard with an exceptional attention to detail, the property features modern design touches, high-quality materials, and smart living spaces that cater perfectly to family life.

The property sits on an elevated plot, providing excellent privacy and stunning views over the surrounding countryside. Approached via a long, gently sloping drive, the property offers plenty of parking space in front of the integral double garage.

As you enter the property, the impressive oak flooring, oak and glazed staircase and natural light make an immediate impact. The entrance hall leads to the open-plan kitchen and dining area, which has been fitted with sleek shaker-style units, Quartz work surfaces, and an excellent range of integrated appliances. The central island with breakfast bar is ideal for busy mornings, while the dining area with additional built in display cabinets benefits from bifold doors that open onto the rear terrace, offering a seamless connection to the outdoor space. A hot tub (available by separate negotiation) is just steps away, perfect for relaxation.

The spacious living room boasts an oversized bay window seat that overlooks the surrounding countryside, offering a peaceful spot to unwind and read a book or create a luxurious daybed. The contemporary media area, featuring built-in storage, television recess and a wood-burning stove, enhances the room's modern feel. Bifold doors open onto the terrace, making it easy to enjoy indoor-outdoor living.

The ground floor also offers a separate utility room off the kitchen with door to the garden, a study, and direct access to the integral double garage.

Upstairs, the light-filled galleried landing provides access to four good sized bedrooms, all of which offer stunning views over the surrounding area. The master bedroom includes a beautifully finished ensuite shower room, and the family bathroom serves the other three bedrooms.

The rear garden is a beautifully landscaped area with well-maintained borders and meandering paths leading to multiple patio areas that make the most of the sun throughout the day. There's a handy garden shed located at the top of the garden, and double gates lead to a country lane providing easy access to the coastal footpath and the village of Newton Ferrers.

The gated area at the top of the garden presents excellent potential for additional development. Whether you're considering a garden studio, work-from-home space, or even an annex, this space offers great versatility (subject to the necessary consents).

The village of Newton Ferrers, along with neighbouring Noss Mayo, is just a mile away and offers a range of local amenities, including a Post Office, general stores, pharmacy, yacht club, and a selection of pubs and restaurants. The area is renowned for its natural beauty, with much of the land owned by the National Trust, and offers ample walking opportunities, particularly along the South West Coast Path, with breathtaking views of Plymouth Sound and the English Channel.



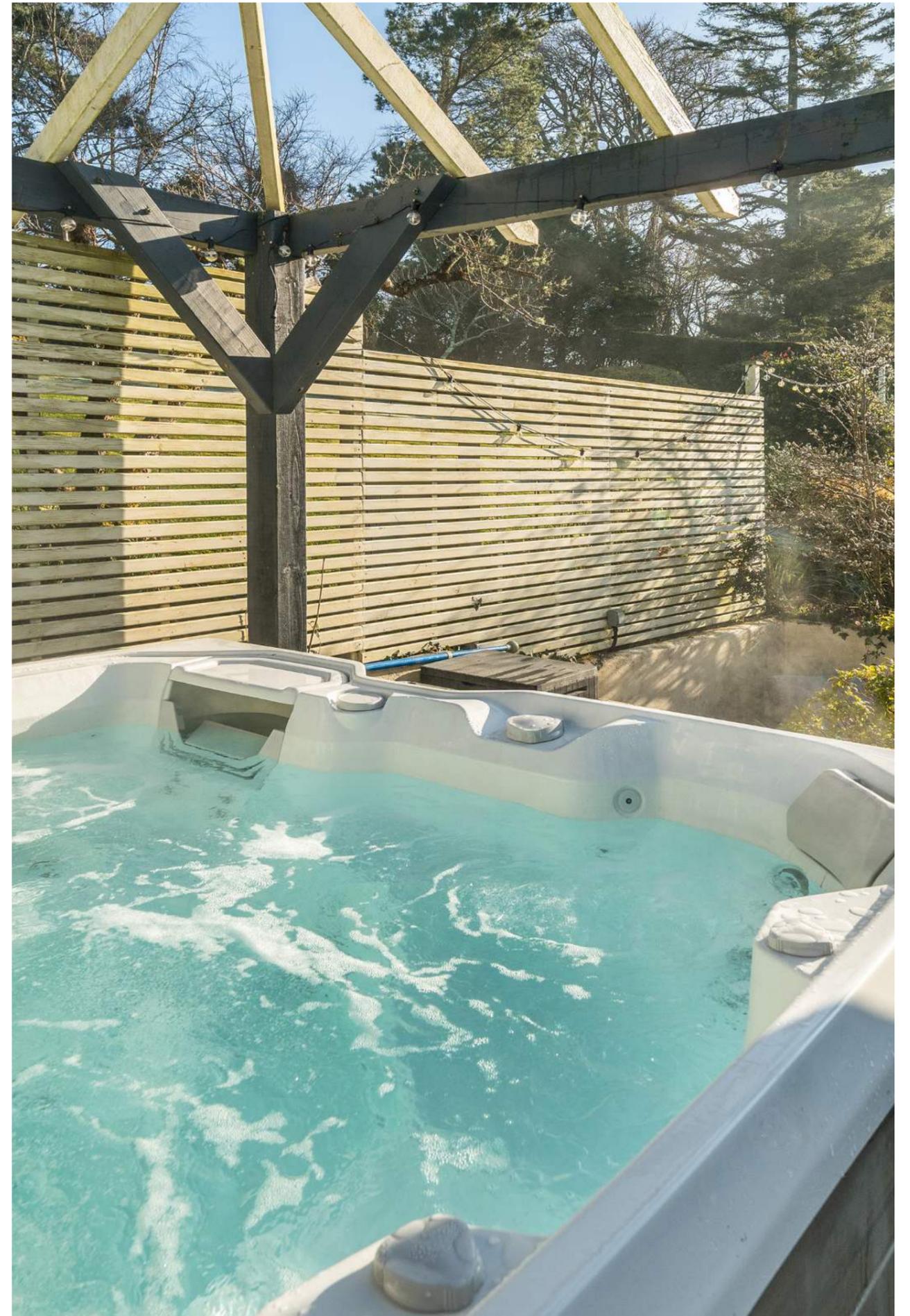


Key Features

- Modern living, thoughtfully designed
- Bright, open-plan spaces
- Four spacious bedrooms and stylish interiors
- Exceptional Outdoor Space
- Potential for further development (subject to the necessary consents)
- Countryside location
- Privacy and stunning views
- Hot tub by separate negotiation
- Double garage and landscaped gardens

“The impressive oak flooring, oak and glazed staircase and natural light make an immediate impact”





Property Details

Services:	Mains Water and drainage. Oil fired central heating.
EPC Rating:	Current: C, Potential: B
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

From the A379 between Plymouth and Modbury at Yealmpton take the B3186 to Newton Ferrers. Immediately after passing Marchand Petit's office bear left down the hill to Bridgend and then at the head of the tidal creek, where the road bears hard right, continue straight on in the direction of Membland rising up the hill into the hamlet and Perches Close will be found on the right. The property will be found a short distance along on the left hand side.

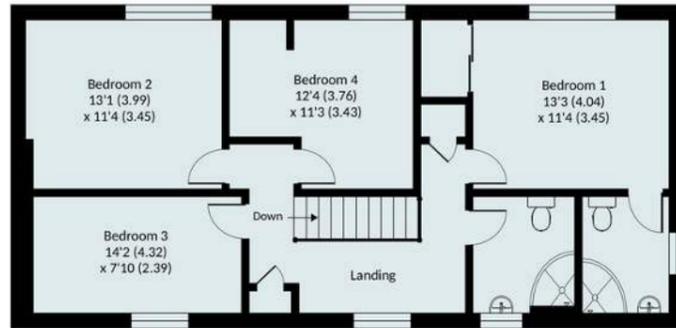
Viewing

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



Floor Plans

Approximate Area = 1892 sq ft / 175.7 sq m
 Garage = 282 sq ft / 26.2 sq m
 Total = 2174 sq ft / 201.9 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rícheom 2025. Produced for Marchand Petit Ltd. REF: 1255196

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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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