

5 FELL CLOSE YEALMPTON



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

5 Fell Close | Yealmpton | Plymouth | Devon | PL8 2NG

A substantial and well-balanced four bedroom home offering over 2018 sq ft of versatile internal space, thoughtfully extended to create generous ground floor living, rear garden, and valuable parking and garaging - all discreetly positioned within a peaceful residential close in this ever-popular South Hams village.

This bright and quietly impressive home has been reimagined for modern family life, providing the rare combination of spacious, adaptable interiors.

The accommodation unfolds over three floors, with the ground floor cleverly extended to create a light-filled kitchen and dining space, complete with vaulted ceilings, skylights and windows framing views over the garden. Fitted with generous cabinetry and a dedicated dining zone, it's a space equally suited to everyday life and relaxed entertaining. The adjacent sitting room stretches the depth of the house, finished with a wood-burning stove and wide bay window. Beyond the kitchen, a spacious utility room provides further functionality, with direct access to the rear garden — ideal for busy households, muddy boots, or managing laundry out of sight. There is also a useful study area just off the sitting room and open to the kitchen, creating a peaceful zone to work from home or oversee homework without interrupting the flow of the living space.

Upstairs, on the first floor three bedrooms offer excellent proportions, the principal bedroom benefitting from its own en suite facilities and built in wardrobes. A further family shower room ensures flexibility for guests and growing families alike.

Stairs rise to the second floor giving access to a converted loft room providing a fabulous additional bedroom also with en suite facilities.

Practicality is prioritised throughout including internal access to an integral garage, and good storage across all floors.

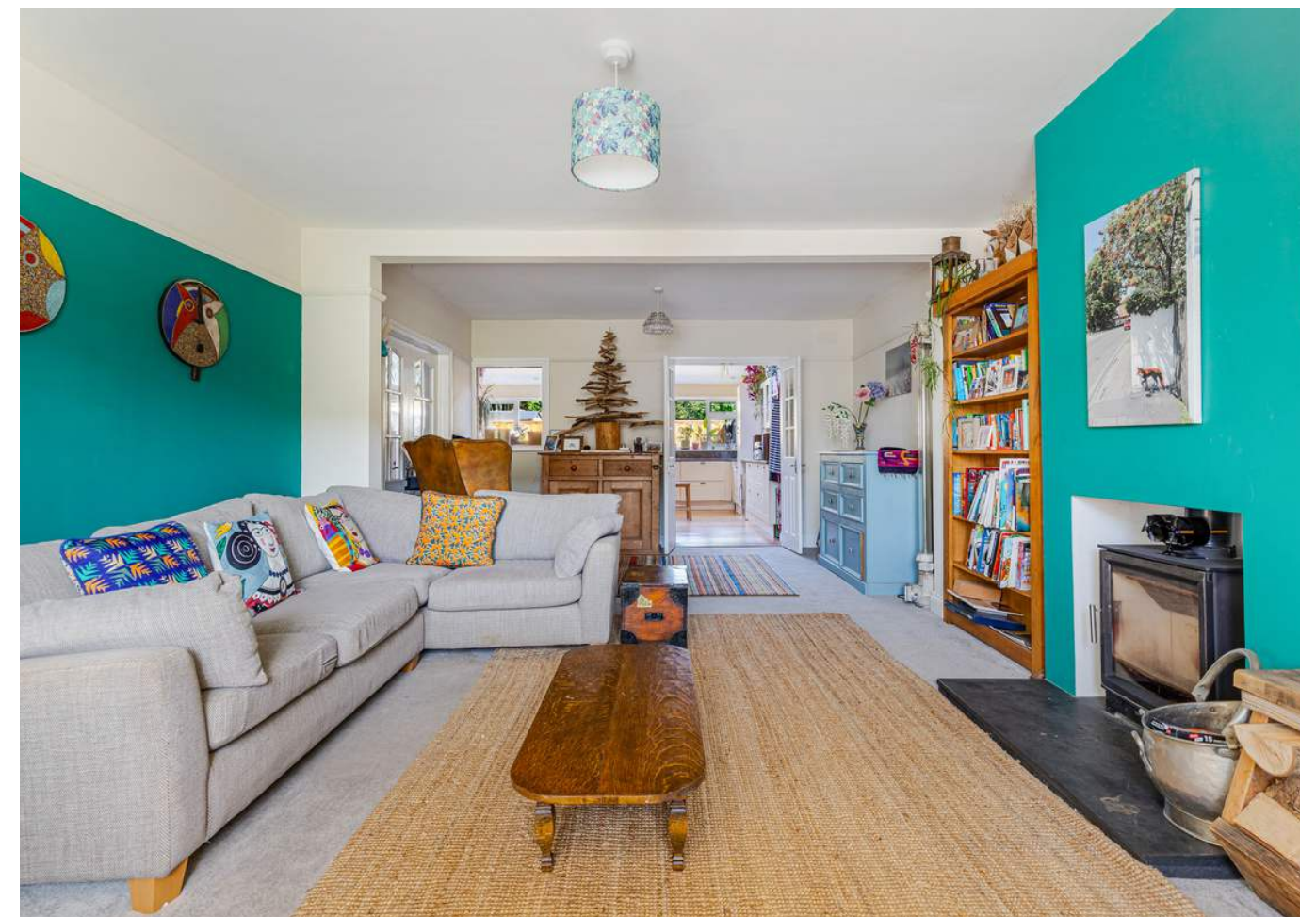
Outside, the front offers gravelled parking for several vehicles. The rear garden enjoys an enclosed feel with lawned areas, decked terrace, raised beds, and space to unwind or grow - a lovely, low-maintenance setting for both children and adults to enjoy.

Fell Close is a small cul-de-sac located within walking distance of Newton Ferrers's and its amenities as well as being in close proximity to Yealmpton. The village sits between the South Hams coastline and the western edge of Dartmoor, making it ideal for those who enjoy both country and coastal life. Local facilities in Yealmpton and Newton Ferrers include Post Offices village shops, pubs, cafés, takeaway, health centre, dentist, and well-regarded primary schools. Plymouth is around 7 miles to the west, offering excellent transport links, retail and leisure facilities.

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

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



Property Details

Services:	Mains water, electricity, LPG gas and drainage. LPG Gas fired central heating
EPC Rating:	Current: B - 87, Potential: B - 90, Rating: B
Council Tax:	Band C
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE

Service Charge The service charge is £17 p/m for Collaton Management Company

Key Features

- Spacious 4 Bedroom Home - over 2018 sq ft of flexible internal space across three well-planned floors.
- Stylish Kitchen/Dining Extension - vaulted ceilings, skylights, and garden views — ideal for family life and entertaining.
- Dual-Aspect Sitting Room - light-filled with wood-burning stove and bay window.
- Two En Suite Bedrooms + Family Shower Room - comfortable accommodation for families and guests.
- Utility Room & Study Area - practical spaces for laundry and working from home.
- Integral Garage - secure parking and excellent storage.
- Private Rear Garden - lawn, decking, and raised beds in a peaceful, enclosed setting.
- Quiet Village Location - set in a cul-de-sac near Newton Ferrers and Yealmpton, with coast and moor nearby.

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

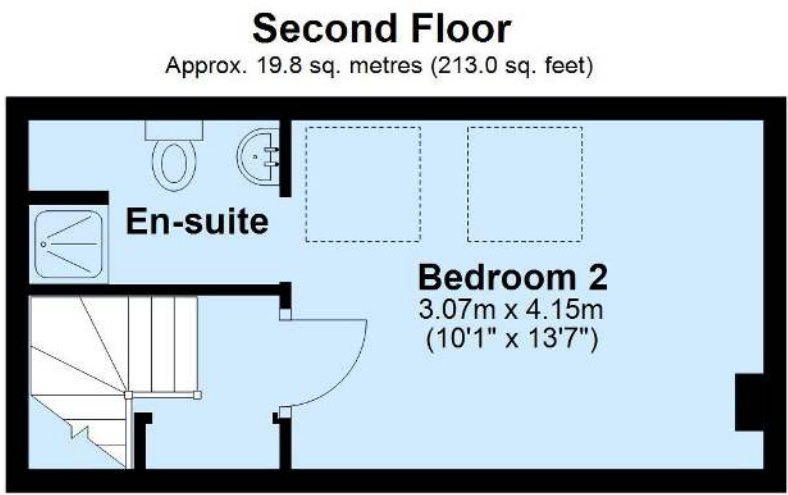
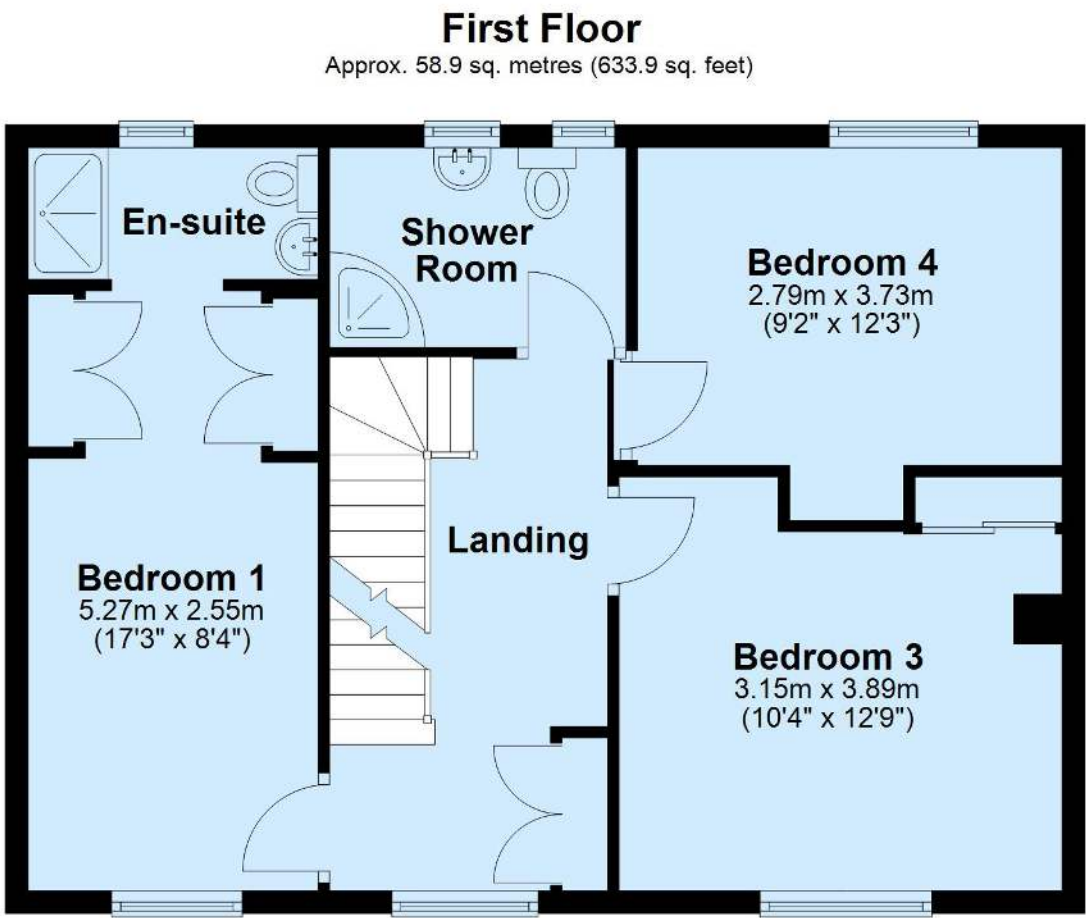
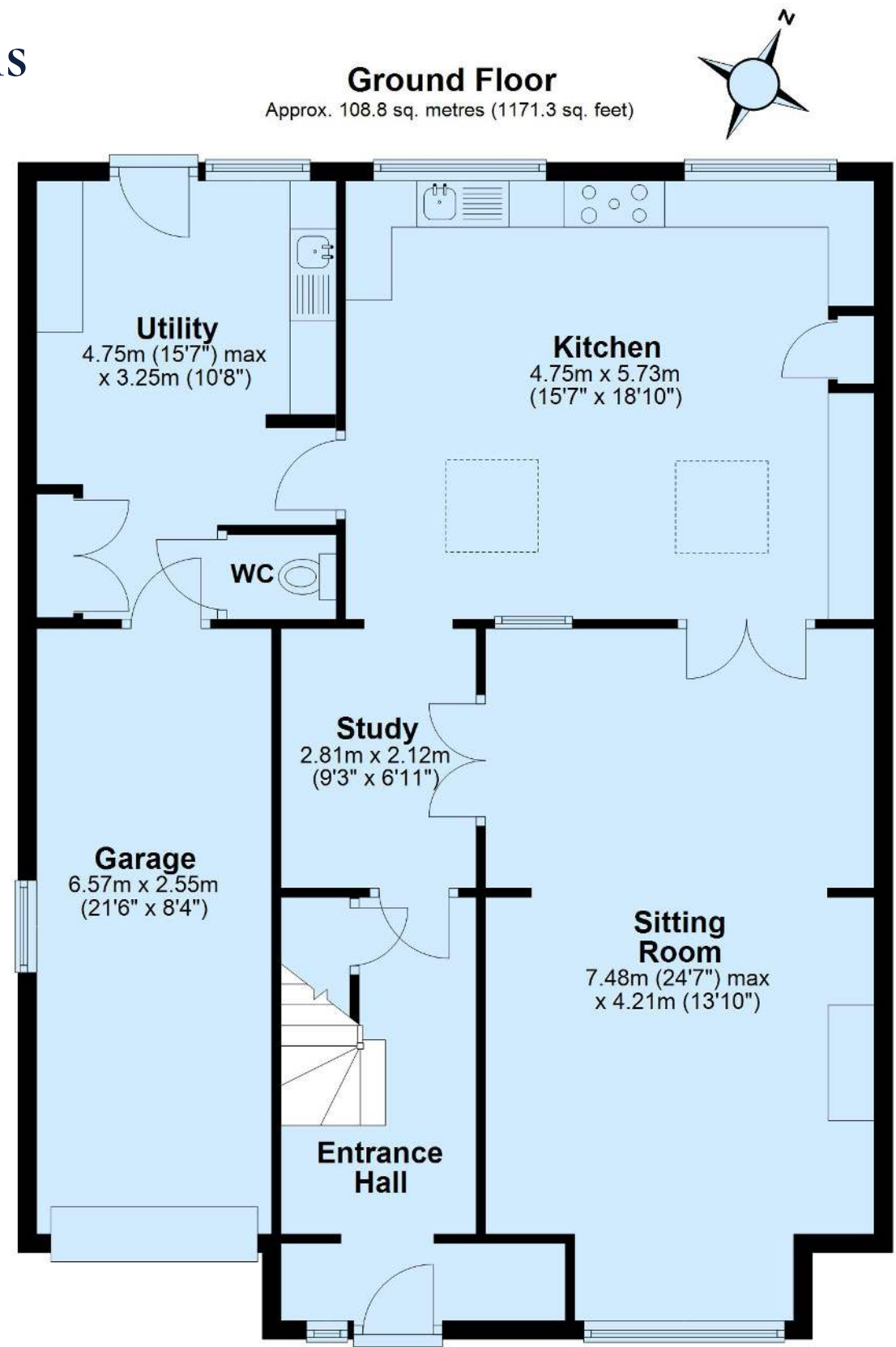
From the A379 in Yealmpton, turn left at the crossroads into Yealmbury Hill and then continue on the B3186 in the direction of Newton Ferrers for approximately 1½ miles and you will see a sign for Collaton Cross. Turn left into Whittingham Road and take the first left onto Fell Close.

Viewing

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



Floor Plans



Total area: approx. 187.5 sq. metres (2018.3 sq. feet)

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