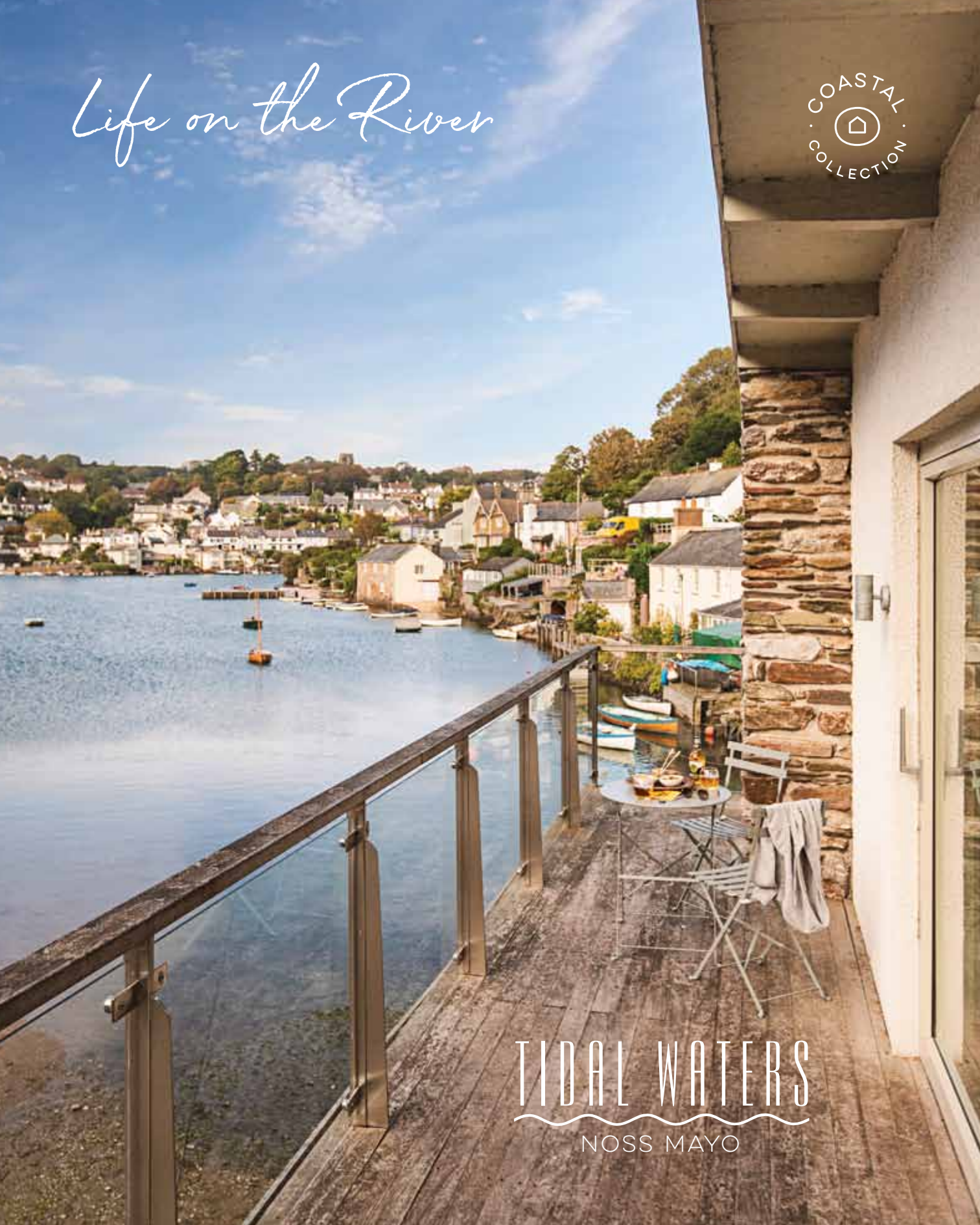


*Life on the River*



TIDAL WATERS  
NOSS MAYO



# DAWN 'TIL DUSK

There's something quite magical about life on the river - whether it's embracing the start of the day with breakfast on the balcony or simply winding down with a glass of wine in the fading light. The gentle river offers an escape from the daily hustle and bustle.

It is said that location is key when considering a property and with an ever changing vista from the River Yealm's constant ebb and flow, ***Tidal Waters*** makes the most of its imposing position at the head of Noss Creek in South Hams beautifully secluded village of Noss Mayo.





*You're most Welcome*





# EBB AND FLOW

Welcome to the most exquisite property in a stunning and prestigious location.

On approach, ***Tidal Waters*** boasts a large stone built triple garage for vehicle/boat storage and spacious parking behind metal gates to cope with the ebb and flow of family life and visiting guests.

Step through the solid oak door and into a large and inviting hallway with its welcoming modern staircase.





## BE-CALMED

Off from the hallway is a large family room with sliding glass doors to a Juliette balcony providing stunning views over the estuary. This separate reception room gives you the flexibility for escaping the madness of the main sitting room, enjoying some quiet time under your cashmere blanket with your favourite book or allowing the kids an x-box haven.

The ground floor bathrooms mean that mucky and wet children can be showered before making a mess on the oak flooring and guests don't have to navigate to the first floor.





*Lazy Days & Easy Living*





## CULINARY ART

The grand living room would easily seat 12, the floor to ceiling windows allow you to soak up the views across Noss Mayo and Newton Ferrers beyond.

The oak floor gives you the feeling of space, whilst the underfloor heating adds a warmth to your feet.

Heading over to the kitchen/dining area you are immediately drawn to the fully glazed sliding doors across the front of house which bring in the light and entice you to explore the further entertaining space outside. Spill the party outside on the weekend, sliding doors lead out to the decking for the ultimate spot in alfresco dining.

The kitchen itself is of the highest standard and would be a delight for anyone that enjoys the culinary art. Gloss white units set against the oak flooring make a statement whilst the textured slate worktops with built in breakfast bar is perfect for your friends and family to take the weight off their feet whilst they are served with cocktails and nibbles.

The kitchen is packed with integrated appliances, including dishwasher, Smeg stainless steel electric range oven with gas hobs and extractor hood over. The separate utility in the triple garage keeps the laundry appliances tucked away and provides plenty of storage for the more boring necessary equipment.









# TOTAL RELAXATION

The first floor and second floor are where the views are unrivalled from many of the rooms as you ascend to the spacious landing where you can pause and wonder at the rooms ahead.

A master suite with private dressing room awaits you. Pale walls combine with a soft stripy carpet to create an atmosphere of cosy bliss. Enjoy the early morning lie ins through the double front windows as you enjoy your morning brew in bed.

The opposite end of the luxury bedroom leads to a further bedroom/dressing room which reveals a stunning bathroom. Enjoy a soak in the bath or clear the cobwebs under the rain head shower in the lavish bathroom, before wrapping up in a toasty towel, freshly plucked from your heated rail.

From their own spacious double bedrooms with dressing rooms and ensuites on the second floor guests can enjoy a piece of heaven on their own private balcony looking out over the garden and estuary.

There are 4 further delightful guest bedrooms and 3 luxurious bathrooms to discover on the ground and first floor all with views over the grounds or estuary.







**Ground Floor**  
Approx. 154.5 sq. metres  
(1663.3 sq. feet)

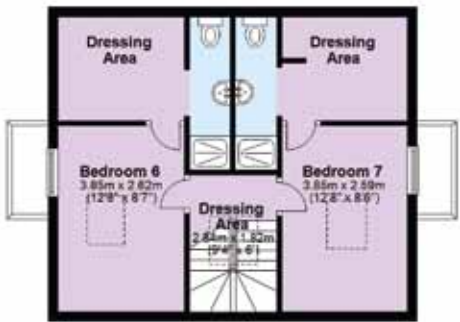


**Total Area**  
Approx. 351.1 sq. metres  
(3779.5 sq. feet)

**First Floor**  
Approx. 152.4 sq. metres  
(1640.2 sq. feet)



**Second Floor**  
Approx. 44.2 sq. metres  
(476.0 sq. feet)





# OUT AND ABOUT

This home with its breath taking views can make you feel a million miles away from civilisation yet the bright lights and cosmopolitan city of Plymouth lies 10 miles to the West. Noss Mayo is a delightful village situated on the southern slopes of the beautiful estuary of the River Yealm, surrounded by National Trust land.

Noss Mayo has many amenities including two pubs with great food to stroll to after your Sunday walk, a restaurant and a magnificent church overlooking the creek.

Just across the creek, and about five minutes walk at low tide (*about 20 mins walk if the tide is in*) is the larger village of Newton Ferrers which has a number of shops including a Post Office and general store, a chemist, a public house, church, primary school and yacht club.

For more comprehensive shopping centres there are Plymouth, Kingsbridge and Salcombe.

The area has excellent boating, sailing and fishing facilities, while the National Trust woodlands and South West Coastal Path nearby offer many walks in an Area of Outstanding Natural Beauty.

There are sandy beaches at Mothecombe (*5 miles*), Bigbury/Burgh Island (*12 miles*) and Bantham (*15 miles*). There are 18-hole golf courses at Elfordleigh and Wrangaton to the north, which backs onto the Dartmoor National Park, and at Bigbury-on-Sea, to the east.



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