

PASSAGE HOUSE AND TOLL HOUSE

NOSS MAYO



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Passage House and Toll House | Noss Mayo | Devon | PL8 1EU

A rare waterside gem in one of South Devon's most sought-after estuary locations. This beautifully positioned home captures breath taking deep-water estuary views with the sound of the sea in the distance, sitting within half an acre of pretty cottage gardens. Detached one-bedroom cottage, with income potential as a holiday cottage or annex for multi-generational living. Privately owned waterfrontage, slipway and quay. Carport and Parking.

Mileages

Cellar Beach 0.1 miles, Local Pubs 0.5 miles, Shops and Cafes 2.5 miles

A38 8 miles, Exeter 42 miles, Plymouth 10 miles

(Distances are approximate)

Accommodation

Ground Floor

Open Plan Kitchen / Dining Room, Sitting Room, Wine Store,
Utility, WC/Shower

First Floor

Four Bedrooms and Family Bathroom

Toll House (Annexe)

Open Plan Sitting / Kitchen / Dining, Bedroom, Bathroom

Outside

Driveway, Carport, Approx. 0.5 Acres of Gardens, Walkway to Waterfront
Privately Owned Waterfrontage, Slipway and Quay with Outhaul Mooring

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

Linhay the Green, Parsonage Rd, Newton Ferrers, Plymouth PL8 1AT

Prime Waterfront & Country House

01548 855590 | pwch@marchandpetit.co.uk

94 Fore St, Kingsbridge TQ7 1PP

PASSAGE HOUSE AND TOLL HOUSE

"Its relaxing simplicity allows the natural
beauty of the setting to take centre stage."

Set in the heart of the South Hams Area of Outstanding Natural Beauty, the twin villages of Newton Ferrers and Noss Mayo offer an enviable coastal lifestyle where river meets sea. Passage House is located overlooking the shimmering waters of the Yealm Estuary—an unrivalled setting for those drawn to life on the water—whether it's setting sail for coastal adventures, paddleboarding along tranquil inlets, or plunging into sheltered waters for an invigorating cold water wild swim. The nearby children's sailing school in the village yacht club offers the perfect opportunity for young sailors to learn the ropes in cadet classes, ready for lots of family adventures ahead.

The villages have a strong sense of community, with everything you need close at hand—a village co-op, a post office, a pharmacy, two churches, and a selection of three welcoming pubs, plus a popular delicatessen/café—a buzzing hub of village life, where locals gather for artisan coffee, freshly baked goods, and locally sourced produce. A thriving yacht club and a well-regarded primary school adds to the appeal. Throughout the year, the villages come alive with events, from regattas to festive gatherings. This peaceful setting, where the river meets the sea, provides the perfect balance of natural serenity and vibrant community life.

The surrounding landscape, with its captivating coastline, beautiful beaches, and lush woodland, invites endless exploration. Just a short drive away, Plymouth offers cultural events, world-class universities, and easy access to London and Europe.

Accessed via a quiet riverside road through Passage Woods, the property is tucked away from the hustle and bustle. The original fisherman's cottages, built circa 1840, were positioned to take advantage of the clear natural spring water, and today they stand as timeless homes that blend seamlessly with their natural surroundings. Passage House has remained in the same ownership since 1967 and offers a very rare opportunity to purchase a home in this commanding waterside position.

Positioned in a slightly elevated spot, Passage House maximises its breath taking views over the Yealm Estuary, the Wembury coastline, and the River Yealm, providing an ever-changing outlook. The house itself exudes a relaxed comfort that invites you to unwind and take in the beauty of the surroundings. The spacious, light-filled kitchen and breakfast room offer a magnificent outlook over the sheltered waters, while the log burner in the main reception room creates a warm, inviting atmosphere for quiet evenings at home.

The accommodation is arranged over two floors, with three dual-aspect double bedrooms, one adaptable single bedroom, and a good-sized family bathroom. The upstairs rooms, filled with natural light, ensure that the views are never out of sight. The downstairs shower/boot room offers a practical touch, ideal for when sandy feet and wet dogs need a quick clean-up after trips to the nearby beach or foreshore.

When standing on the front terrace overlooking the harbour, it's easy to imagine quiet mornings sipping coffee while watching the boats glide by or evenings spent alfresco dining with the sounds of the water lapping at the shore as a constant companion.





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Passage House: Comfort and Simplicity in Perfect Harmony

Passage House offers an uncomplicated yet exceptional approach to waterside living. With beautiful views of the Yealm Estuary, the home provides an inviting blend of charm and practicality, where its relaxing simplicity allows the natural beauty of the setting to take centre stage.

Set within half an acre of landscaped gardens, these homes offer peaceful, outdoor living, with a seamless connection to the surrounding environment. The gardens, with their wildflowers, fruit trees, and vegetable beds, allow you to embrace a relaxed, more self-sufficient lifestyle, while raised terraces and quiet spots provide perfect spaces to enjoy the views.

From the comfort of your own home, you can watch yachts glide by, tides shift, and nature unfold—all from a peaceful, slightly elevated position on the estuary, offering an exceptional opportunity to embrace waterside living at its finest.

Idyllic Waterside Gardens and Outdoor Living

Set within half an acre of beautifully maintained grounds, the gardens at Passage House and The Toll House effortlessly blend into the natural landscape, with vibrant wildflowers, fruit trees, and raised beds providing an abundance of seasonal produce. A clear-running stream forms the eastern boundary of the property, adding to the tranquil atmosphere, while a glass house sits within the Toll House's lawned garden, offering the perfect space for nurturing plants.

A collection of workshops, a carport and lean-to provide ample storage for cars, bikes, kayaks, or additional vehicles. The top of the driveway offers convenient parking, while paved and lawned terraces throughout the grounds provide multiple spots for outdoor dining and relaxing, all with breath taking panoramic views across the estuary.

Privately Owned Waterfrontage, Slipway and Quay

For those who love the water, a raised decked area, positioned above the slipway and quay, provides the ideal place for leisure activities. Accessible via a small pathway that forms part of the South West Coast Path, it offers an enchanting setting for enjoying the ebb and flow of the tide, with endless opportunities for all things seafaring. The property benefits from privately owned waterfrontage, slipway and quay (with an outhaul by permission of the harbour master). There is a public right of way across the slipway.

Together, Passage House and The Toll House present a rare opportunity to embrace a classic “Swallows and Amazons” lifestyle. Bordered by land owned by the National Trust, the property offers endless opportunities for outdoor exploration, with woodland walks, local beaches, and quiet river inlets just moments away. The sounds of the water lapping on the foreshore, the cascading stream in the garden, and the call of the distant sea all create a sense of calm and tranquillity that is rare to find in today’s busy world. Whether you’re drawn to the peaceful surroundings, the water access, or the potential income from The Toll House, these homes provide a perfect escape into a life well-lived by the water.





The Toll House

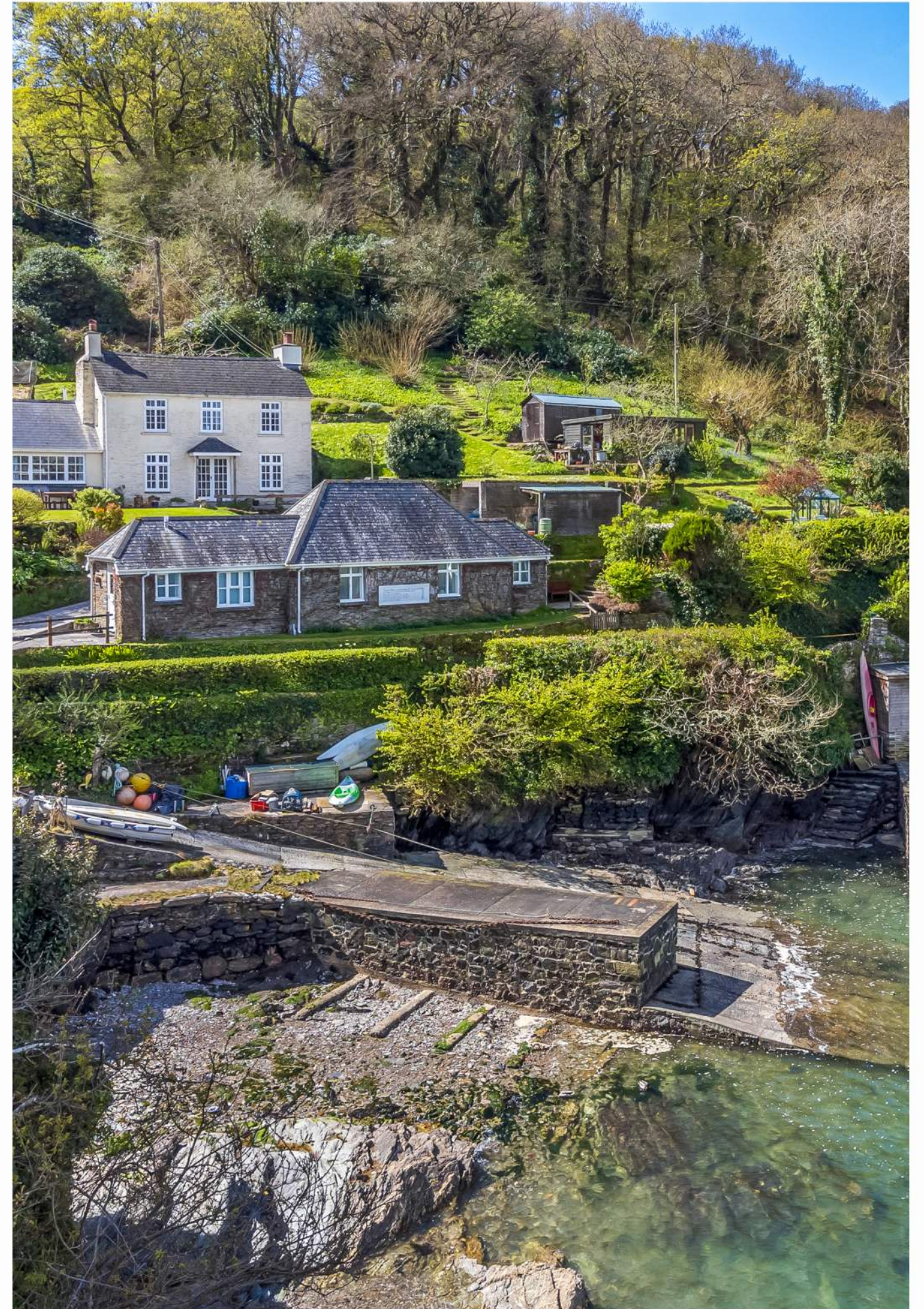
Converted from a former boat store in 1987, The Toll House is the ideal retreat, offering a simple yet beautifully designed one-bedroom space. With open-plan living, it's perfect for guests or as a secluded hideaway, with stunning views across the river to Newton Ferrers. The stone walls and high ceilings create a sense of space and character, while its natural flow makes it a comfortable, easy-to-live-in home.

This charming cottage is perfect for those looking to accommodate extended family or guests in a way that allows everyone their own space, without compromising on proximity. With a spacious, open-plan living and dining area, it seamlessly flows into a well-equipped kitchen, creating a comfortable and functional living space. The double bedroom, with its lovely views over the water to Newton Ferrers and up the River Yealm, provides a tranquil retreat, while the separate shower room adds to the convenience of the layout.

The Toll House offers income potential for those seeking the advantages of a holiday letting cottage, as the current owners have done, with its proximity to the water and the idyllic charm of the area making it an attractive destination for visitors. It's a coveted stay for guests looking to immerse themselves in coastal living.

Whether you're seeking a home for multi-generational living, a space to welcome visitors, or an income-generating opportunity, The Toll House is a highly flexible addition to Passage House.





Property Details

Services:	Passage House: Electricity, Oil-fired Central Heating, Private Water and Drainage Toll House: Electric Night Storage Heaters, Private Water and Drainage
Council Tax:	Passage House: Band F , Toll House: Previously C
EPC Rating	Passage House: Band E , Toll House: Band E
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 in Yealmpton, take the B3186 to Newton Ferrers. Passing Marchand Petits office on the right at The Green, take the left fork signposted Noss Mayo and Bridgend. Continue down the hill, around the sharp bend at the head of the creek, stay on this road up in to Noss Mayo. Turn right at the Church, continue down the hill and around the bend towards the creek and village centre. Keeping the public car parking area at Noss Hard on your right continue into Passage Road, behind The Ship Inn and alongside the river into Passage Woods, continue around past Wide Slip and where the road forks (past the parking spaces on the left), take the lower right-hand road. Continue on this road, drive over the cattle grid and into Passage House driveway, with parking in front of Passage House and behind Toll House.

Viewing

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

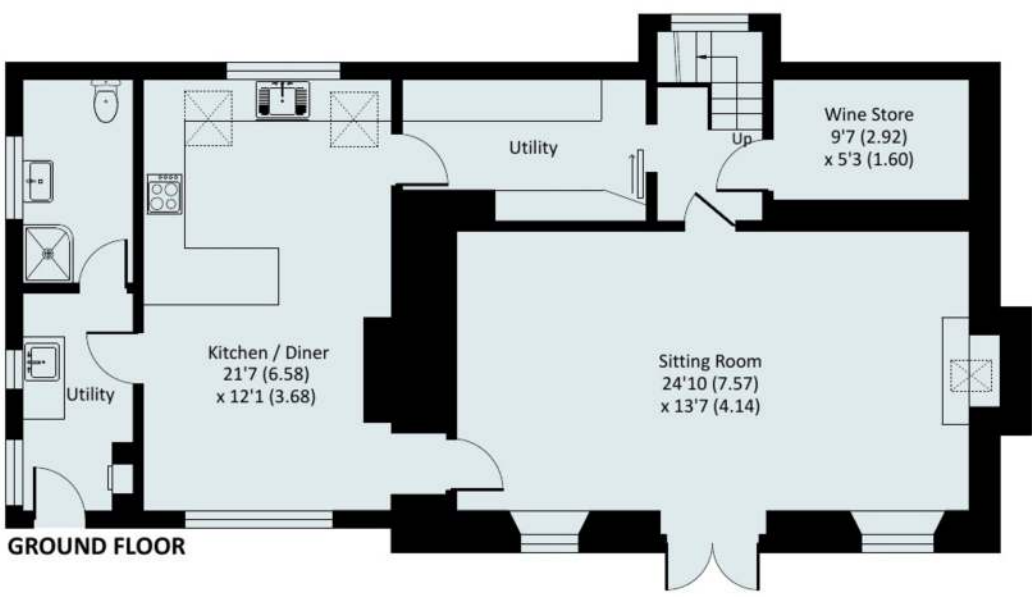
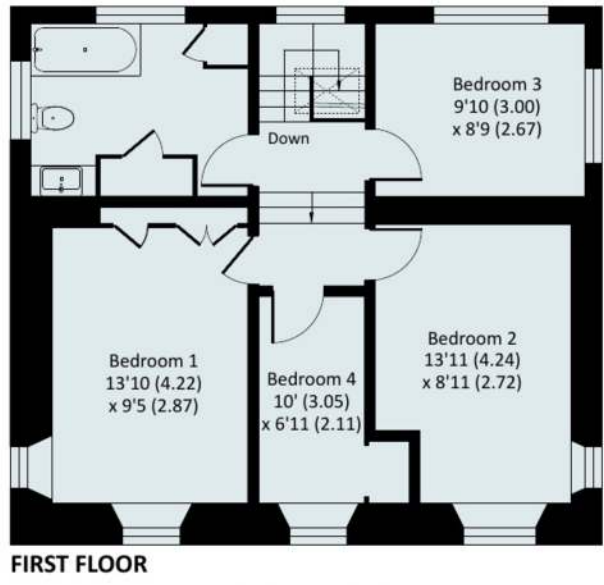
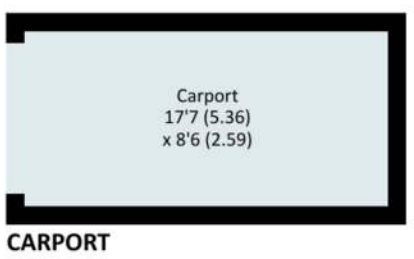
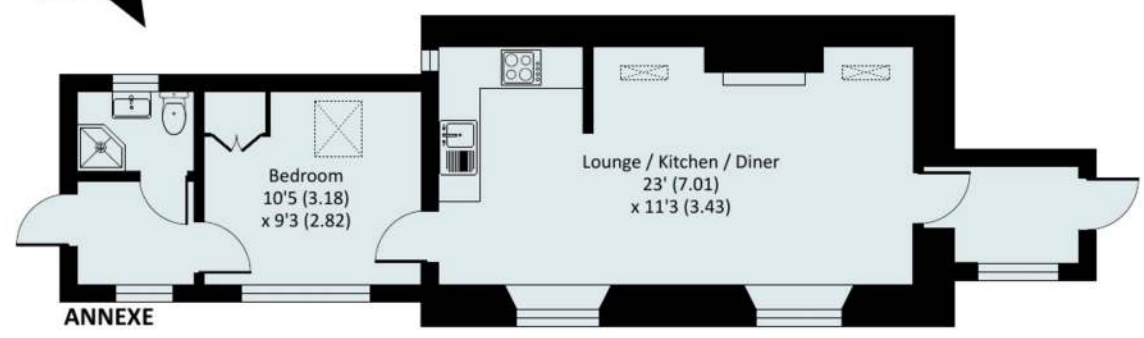


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MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Floor Plans

Approximate Area = 1576 sq ft / 146.4 sq m (excludes carport)
Annexe = 465 sq ft / 43.1 sq m
Total = 2041 sq ft / 189.5 sq m
For identification only - Not to scale








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