

3 MEMBLAND COURT NEWTON FERRERS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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3 Membland Court | Newton Ferrers |
Plymouth | Devon | PL8 1HR

Mileages

Newton Ferrers and Noss Mayo 1 Mile |
Mothecombe Beach 2 miles | Plymouth City Centre &
Waterfront 10 miles
| A38 7miles (distances approximate).

Accommodation

Ground Floor

Kitchen | Sitting/Dining Room | Two Bedrooms |
Shower Room |

Outside

Courtyard Garden | One Allocated Parking Space
Garage available by separate negotiation

Newton Ferrers Office

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

3 Membland Court

“A lovely area with natural beauty in
every direction!”

The apartment forms part of an attractive, historic detached stone building, once the badminton court of the Membland Hall Estate, which was divided into eight individual apartments in the 1950s. The Membland Hall Estate was once owned by the banker Edward Baring, Later Lord Revelstoke. Dating from the late 1800s, the hamlet of Membland is mentioned in Pevsner's respected Devon edition of *The Buildings of England*. Membland was one of the richest estates in Devon prior to the financial crash of 1890-91, but the estate was put on the market in 1895. The Hall passed through various owners until it was demolished in 1928. Fortunately, most of the estate buildings and farms, including this one, survived, retaining the magnificent architecture that Membland has today.

Just a short walk to the South West Coastal Footpath and nearby Stoke Beach, as well as nearby Mothecombe Beach, and only a mile from the estuary villages of Newton Ferrers and Noss Mayo, this property is 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 the river meets the sea—an unrivalled setting for those drawn to life on the water. Whether setting sail for coastal adventures, paddleboarding along tranquil inlets, or plunging into sheltered waters for an invigorating cold-water wild swim, the natural environment provides endless opportunities for exploration.

The villages have a strong sense of community, with everything you need close at hand—a village co-op, post office, 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 further enhance 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.

Just a short drive away, Plymouth offers cultural events, world-class universities, and easy access to London and Europe.





This two-bedroom ground-floor apartment offers a light and inviting sitting room, complete with a wood-burning stove and patio doors that open onto a charming, private courtyard garden — the perfect spot to relax and enjoy the peaceful surroundings. The kitchen, positioned at the rear of the property, also benefits from a door leading to a rear courtyard area. Two spacious double bedrooms and a shower room complete the living accommodation.

Externally, the property benefits from an allocated parking space, with the added option to purchase a garage by separate negotiation. The well-maintained communal grounds feature a delightful area of woodland for residents to enjoy, along with a shared drying area, which is shared with just one other property.

“A charming two-bedroom ground-floor apartment with a private courtyard garden, allocated parking, and access to mature communal grounds and woodland, just moments from the coast. Garage available by separate negotiation.”





Property Details

Services:	Mains water, drainage and electric. Electric night storage heaters. Hot water - electric immersion heater.
EPC Rating:	D
Council Tax:	Band C
Tenure and Service Charge:	Leasehold with Share of Freehold Service Charrge £1,200 p.a for 2024/25
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

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. After approximately 2 miles, take the left turn to Membland/Noss Mayo. At the bottom of the hill, at the head of the creek, turn hard left and proceed to Membland. Upon reaching the old stone buildings on each side of the road continue through the hamlet and rise up the hill. The property is the last on the left before leaving the hamlet for the coast road.

Viewing

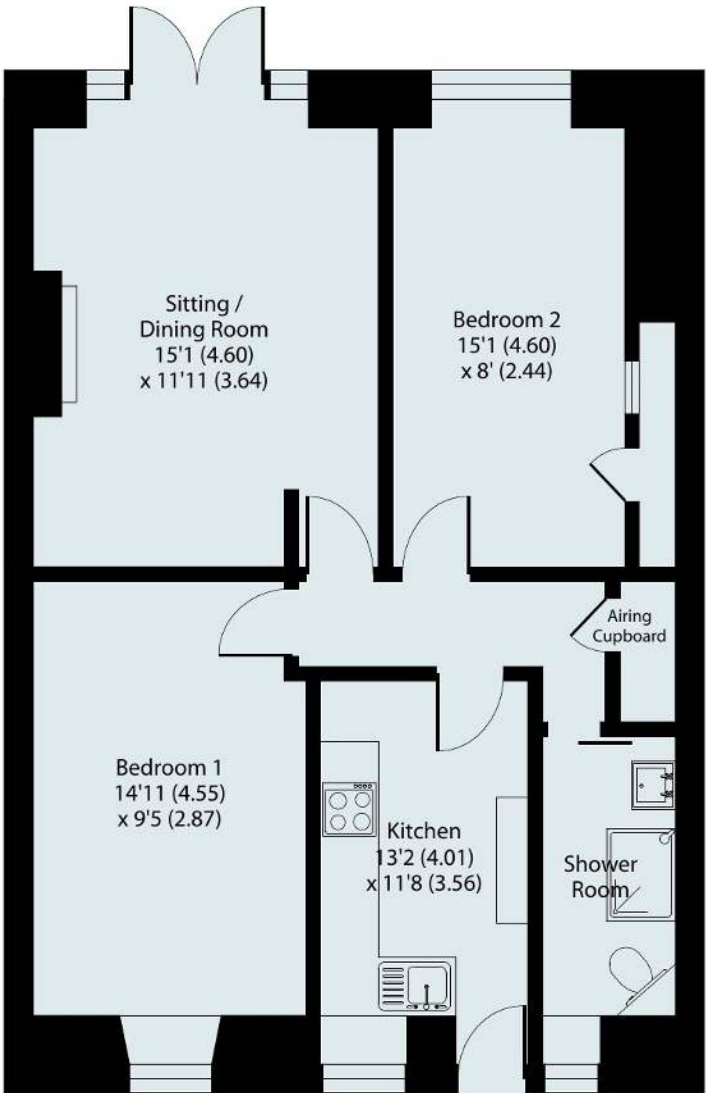
Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.



Floor Plans



Approximate Area = 688 sq ft / 64 sq m
For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Marchand Petit Ltd. REF: 1277588

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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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