

1 YEALM VIEW ROAD NEWTON FERRERS



MARCHAND PETIT
COASTAL, TOWN & COUNTRY



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1 Yealm View Road | Newton Ferrers |
Plymouth | Devon | PL8 1AN

Lateral Living by the Estuary — A Stylish, Energy-Efficient Home Just a Short Walk from Newton Ferrers Village and Waterfront, Designed for Ease, Comfort and Effortless Everyday Living.

Mileages

A38 7 miles, Dartmoor National Park 10 miles, Plymouth 12 miles, Exeter and M5 connection 45 miles (All mileages are approximate)

Accommodation

Ground Floor

Kitchen / Dining Room, Sitting Room,
Principal Bedroom with Dressing Room and En-suite

Two Bedroom, Family Bathroom

Outside

Garage, Garden

Outbuilding

Studio

Newton Ferrers Office

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

1 Yealm View Road

“A lovely elevated spot to enjoy the evening sun or morning coffee”

Tucked away on one of Newton Ferrers' most peaceful no-through roads, the setting is calm yet just a short walk from the heart of the village. A waterside footpath at the end of the road leads directly into the centre. This popular estuary village location, with its far-reaching outlook over the rooftops and towards the open countryside beyond, provides the perfect backdrop for a detached home that offers a carefully considered blend of modern lateral living and low-maintenance design. Positioned in a slightly elevated, sunny spot with attractive, landscaped gardens and energy-efficient features, it's an ideal choice for those seeking both style and quality in one of the South Hams' most desirable riverside locations.

From the moment you arrive, there's a sense of calm and assurance to this home. Approached via a private driveway with a Myenergi EV charger and parking, the house sits confidently in its plot, surrounded by gently tiered gardens that have been thoughtfully planted for colour and structure throughout the year, further enhancing the architectural intent of the home.

Access to the property is both thoughtful and stylishly executed. A short flight of steps runs conveniently alongside the driveway, leading directly to the front door, while a gently sloping path finished in smooth, resin-bound gravel offers an alternative approach — durable, clean-lined and visually appealing. This pathway wraps around to the side of the house, allowing for easy, level access into the open-plan living space or kitchen — perfect for bringing in shopping, welcoming guests, or simply enjoying a more fluid connection into the property.

Inside, the feeling of space and light is immediate. The wide entrance hall draws you through to the principal living area — a bright, inviting space where sliding patio doors and bifold doors ensure the room takes full advantage of the sweeping outlook. Whether watching the seasons change or entertaining friends as the sun sets, this room has been designed to connect you with the outside in a relaxed, effortless way.

To one side, the kitchen and dining area strikes a perfect balance between clean-lined practicality and warmth. A central island with a Siemens induction hob anchors the space, while integrated appliances — including twin Neff ovens (one with microwave), a full-height fridge/freezer, dishwasher, combination washer/dryer and Quooker boiler tap — sit behind crisp cabinetry and seamless Quartz worktops. There's a quiet sophistication here; every detail has been well considered.

The main bedroom suite sits to the front of the house, perfectly positioned to capture the morning light and long countryside views through a wide picture window. The dressing room has been fitted with bespoke cabinetry, offering ample storage without cluttering the space. In the en suite, materials and textures have been carefully chosen — from the freestanding bath to the walk-in wet-room style shower and wall-mounted vanity unit — creating a room that feels more boutique hotel suite than typical home.

Two further double bedrooms sit at the rear of the house, ideal for guests or visiting family, with a beautifully presented family bathroom positioned between them. The layout offers flexibility and comfort, suiting a variety of lifestyles.





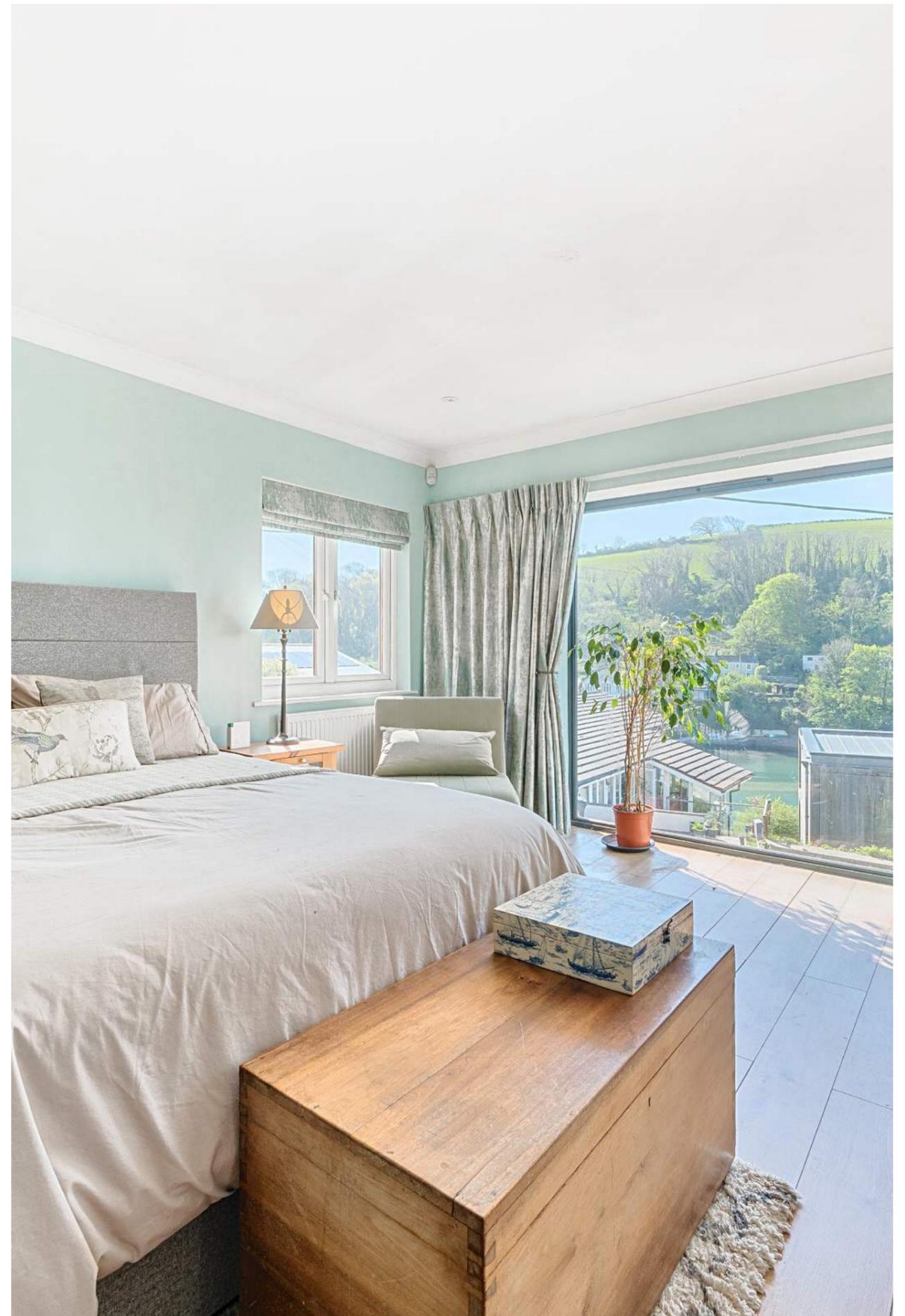
The gardens have been designed with the same level of thought and attention and is always in the sun. From the kitchen, doors open out onto a sheltered terrace, where a smart aluminium pergola with a retractable louvred roof and drop-down side panels allows for all-season dining and relaxing. Beyond, a resin-bound path winds through flowering borders to a raised patio — a lovely elevated spot to enjoy the evening sun or morning coffee with a view of an exceptionally pretty rose garden.

The high-spec timber-clad garden studio sits slightly above the house, fully powered and flooded with natural light. Ideal as a home office, creative workspace, or garden retreat, it's a space that invites flexibility.

The property benefits from a private driveway offering convenient off-street parking, alongside a compact garage with power and lighting — ideal for secure storage, a small car, bikes, or outdoor equipment.

This is a home that quietly champions energy efficiency and future-focused features, with double-glazed and triple-glazed windows throughout, 18 rooftop photovoltaic panels, a 10kW battery storage system, and a Myenergi car charger — offering real sustainability benefits without compromising the clean architectural look of the home.





Property Details

Services: Mains gas, electricity, water and drainage.
EPC Rating: Current: A - 95, Potential: A - 95, Rating: A
Council Tax: 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. Continue past Marchand Petit's office at The Green and take the first left turning down Bridgend Hill, take the first right and half way down the road on the right you will find 1 Yealm View Road.

Viewing

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



Newton Ferrers and Noss Mayo are two of the South Hams' most sought-after waterside villages — and with good reason. Sheltered by rolling hills and clustered along the wooded banks of the Yealm Estuary, they offer a rare balance of natural beauty, community warmth, and convenient access to the wider region. With the shimmering waters of the Yealm Estuary just moments away, this is 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 wild swim.

The villages have a strong sense of community — with a village co-op, post office, pharmacy, two churches, three welcoming pubs, and a popular delicatessen/café — a buzzing hub of daily life. A wide range of clubs and social groups ensures there's always something to be part of, for those who want to connect with the local rhythm.

Plymouth is within easy reach, with regular bus services and direct rail links to London Paddington. The A38 connects quickly to Exeter and the M5, while the continental ferry terminal offers onward travel to Europe. Whether as a full-time residence or a lock-up-and-leave escape, this is a place that offers both connection and retreat in equal measure.

Floor Plans

Approximate Area = 1313 sq ft / 122 sq m
 Garage = 216 sq ft / 20.1 sq m
 Outbuilding = 96 sq ft / 8.9 sq m
 Total = 1625 sq ft / 151 sq m
 For identification only - Not to scale



GROUND FLOOR



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

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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