

OVERCREEK HOUSE

NOSS MAYO



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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Overcreek House | Revelstoke Road | Noss Mayo | Devon | PL8 1EA

Detached three-bedroom home with stunning estuary views in sought-after South Hams village. Features full-width balcony, double garage, private garden, and easy access to local amenities and coastal walks.

Mileages

A38 9 miles, Exeter 43 miles, Plymouth 12 miles,
Local Shops 1 mile (Distances are approximate)

Accommodation

Ground Floor

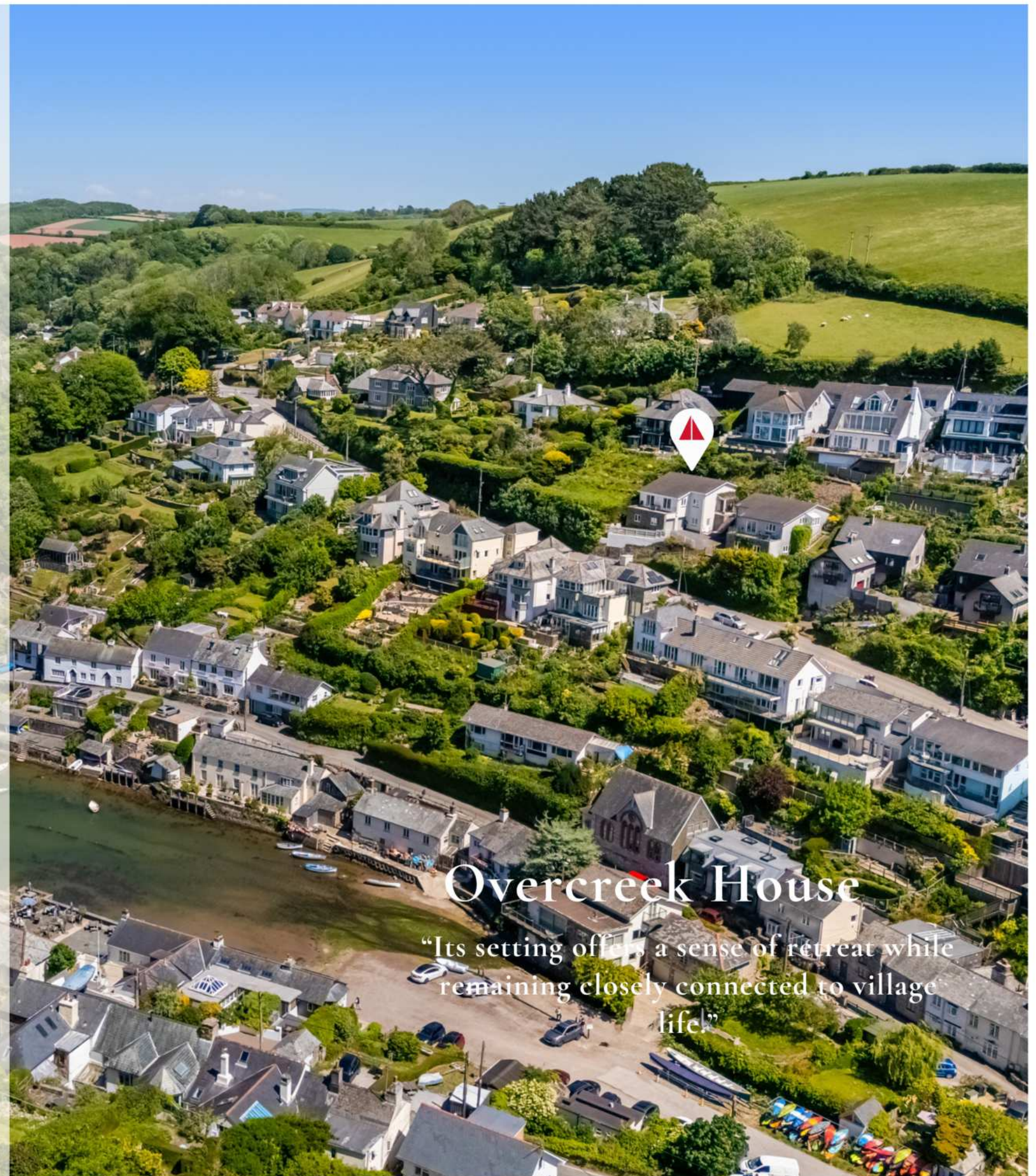
Double Garage plus Workshop, Utility Room, WC

First Floor

Sitting Room, Balcony, Kitchen, Dining Room, Bedroom with
En-suite, Two Further Bedrooms, Family Bathroom

Newton Ferrers Office

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



Overcreek House

"Its setting offers a sense of retreat while
remaining closely connected to village
life."

The architecture is modest and unfussy, designed to follow the lie of the land. Living spaces are cleverly arranged to make the most of the natural elevation, with large windows drawing in the light and opening up the exceptional water views.

Inside, the accommodation is well proportioned and flows intuitively. There are three bedrooms in total, positioned to offer privacy from the main living areas. The main bedroom benefits from an en suite shower room, while a separate family bathroom serves the remaining bedrooms. The kitchen connects easily with the dining area, which is positioned on a split level above the main reception room that enjoys fabulous views over the estuary. From here, doors lead directly onto a full-width balcony that feels like a natural extension of the interior, offering a quiet place to sit and take in the shifting tides and changing skies. A separate utility room on the lower ground floor provides useful additional space, along with a cloakroom. The layout works well as it is, with scope to update or adapt the interiors to suit a more contemporary style if desired.

At the lower ground level, a substantial double garage and workshop providing excellent parking and storage, along with two further parking spaces immediately in front of the garage doors. The scale of this space lends itself to a variety of uses, whether as a studio, boathouse or additional accommodation, subject to the necessary consents. The garden wraps around the house creating a feeling of quiet enclosure.

Noss Mayo and its neighbouring village Newton Ferrers sit in the far southwest corner of the South Hams, surrounded by the protected landscape of the National Trust owned coastline within an Area of Outstanding Natural Beauty. These twin estuary villages are known for their strong sense of community, unspoilt natural surroundings and year round appeal.

Day to day essentials are all within walking distance, including a village co-op, post office, pharmacy, two churches and a selection of three well loved pubs. A popular delicatessen/café provides a welcoming hub of village life, while a thriving yacht club and respected primary school add to the village's year round vibrancy. Seasonal regattas and festive gatherings bring residents together, keeping the spirit of the place alive throughout the year.

Just a short walk from the property is the children's play park, an imaginatively landscaped area with timber climbing nets, bridges and balance beams set into natural grass and sand. It sits beside the village tennis court and community orchard, offering a safe and creative space for children and a favourite gathering point for local families. Noss Mayo Village Tennis Club is tucked into this peaceful leafy corner and is enjoyed for its relaxed and sociable character. From the house, it is easy to join a network of scenic walks, whether through the nearby Brookings Down Wood or along the much-loved Revelstoke Drive. This outstanding circular walk takes in dramatic sea views, quiet woodlands and the tranquil estuary edge views, returning through the heart of the village. The Tilly Institute, a historic community building, continues to serve as a social and recreational hub and houses a well-equipped snooker and billiards club. Newton and Noss Village Hall, a Grade II listed building at the heart of the village, hosts a full programme of activities including Pilates, Tai Chi, art exhibitions and community events, reflecting the village's rich social calendar.





Pubs here are more than just places to eat and drink. The Ship Inn, perched on the water's edge, blends historic charm with excellent food and a welcoming atmosphere. The Swan Inn, just along the quay, is a relaxed family run pub with a beer garden looking out across the River Yealm, perfect for an afternoon drink after a long walk or an evening drink listening to a local band. Below it, Popes Quay is a favourite spot for paddleboarding, crabbing or simply soaking in the estuary views, a place where the tide, the river and village life all meet. With the shimmering waters of the Yealm Estuary just moments from the property, this is an ideal setting for those drawn to life on the water, whether it is sailing, paddleboarding or wild cold water swimming. Despite the peaceful setting, the location remains well connected, the A38 is just a short drive away, offering swift access to Exeter and the M5 in under an hour.

This is a home that offers the essentials of village life, balanced with both privacy and elevation to appreciate some of the most beautiful views on this part of the South Devon coast.

“Elevated estuary living with far-reaching views, this detached home sits in a peaceful position above the Yealm, with a broad outlook across the estuary.”





Property Details

Services:	Mains gas, electricity, water and drainage.
EPC Rating:	Current: D - 60, Potential: B - 81, Rating: D
Council Tax:	Band F
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

At Yealmpton cross roads take the road for Newton Ferrers and Noss Mayo. Follow this road towards Newton Ferrers. After about 2.5 miles you will see a sign on your left hand side saying Bridgend & Noss Mayo. Take this road and at the bottom go straight across and up the hill, past the Church onto Revelstoke Road, half way down the hill you will see the entrance to Overcreek House.

Viewing

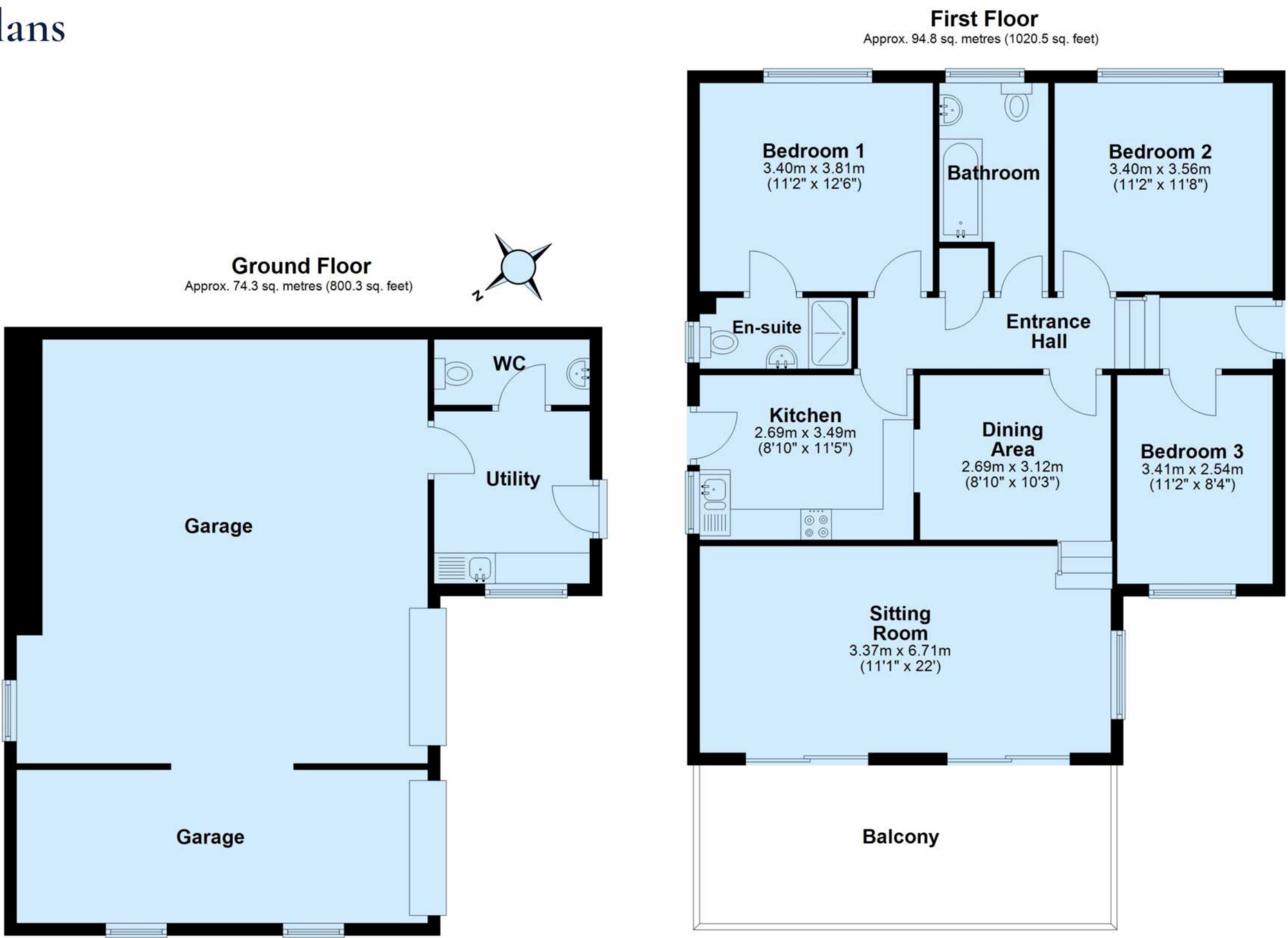
Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.

Key Features:

- Elevated estuary setting with far-reaching water views across the Yealm towards Newton Ferrers
- Detached three-bedroom home in a peaceful, sought-after South Hams village
- Full-width balcony extending from the main living space, ideal for relaxing or entertaining
- Generous double garage and workshop with scope for studio or additional accommodation (STP)
- Garden with seating area
- Walking distance to local amenities, including pubs, tennis court and play park
- Direct access to outstanding coastal and estuary walks



Floor Plans



Total area: approx. 169.2 sq. metres (1820.8 sq. feet)

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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