

MAY COTTAGE

NEWTON FERRERS




MARCHAND PETIT
COASTAL, TOWN & COUNTRY



May Cottage | Bridgend | Newton Ferrers | Devon | PL8 1AW

Tucked away by the water, this beautifully renovated semi-detached cottage offers stylish living with estuary views, a sunlit terrace, open-plan living, three bedrooms, and high-end finishes—perfectly located in a vibrant estuary village with excellent amenities.

Mileages

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Milage A38 8 miles, Plymouth 12 miles, Modbury 7 miles
(distances approximate)

Accommodation

Ground Floor

Utility Room

First Floor

Bedroom with En-suite, Bedroom, Family Bathroom

Second Floor

Kitchen / Breakfast Room, Sitting / Dining Room, Bedroom

Outbuildings

One - Two Wood Stores, **Two** - Storage Room

Newton Ferrers Office

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



May Cottage

“Opus Aria wood burner elevate the space
with a sense of ease and intention”

Tucked within the peaceful enclave of Bridgend—where a gentle stream flows into the Yealm Estuary—May Cottage offers an effortlessly stylish and luxuriously relaxed way of living by the water. This semi-detached home has been the subject of a meticulous, high-spec renovation, resulting in a considered blend of refined finishes, contemporary detailing and everyday comfort.

Set beneath a new natural slate roof with cedar fascia and soffits, anthracite finishes, and flush sash windows throughout, the property has been beautifully reimaged with a blend of heritage charm and modern craftsmanship. A newly laid driveway leads to the striking oak-framed front door—a welcoming detail that hints at the care and quality found within. Inside, three bedrooms—including a tranquil principal en suite—are complemented by a luxurious family bathroom featuring a Fiora freestanding bath with in-wall spout, underfloor heating, and Italian porcelain tiles.

At the heart of the home, the open-plan kitchen, dining and living space is designed for both relaxing and entertaining. Full-width aluminium bifold doors open onto a beautifully finished porcelain and timber-decked terrace, drawing in long-reaching views over the garden and down the estuary. This is a home that truly connects with its surroundings—perfect for coastal gatherings, slow mornings, and golden-hour dinners with the view as your backdrop.

The kitchen enjoys far-reaching views over the surrounding countryside, and a porthole window ensures the outlook towards the estuary is also captured. Fitted with premium AEG appliances throughout—with extended warranties—including an induction hob, glass extractor, pyrolytic oven, second oven/combi microwave, fridge, freezer, SMEG dishwasher, and a Hafele 4-in-1 boiling tap. Glass splashbacks, tiled upstands, solid oak worktops and ample under counter storage, all anchored by elegant herringbone flooring, complete the space.

The utility and boot room has been cleverly designed to offer practical storage, including under-seat storage and coat-hanging space. Concealed cylinder. Worcester boiler (with 12-year extended warranty). Cat6 cabling within natural cedar cupboards. Space has been provided for a separate washing machine and tumble dryer. Solid oak worktops and a porcelain sink add to the enjoyment of this fantastic space—perfect for muddy boots or post-swim towel-offs—along with the hot stainless steel outdoor shower, ideal for muddy paws or sandy toes alike.

The garden has been newly planted and landscaped for privacy and year-round interest, while a slate-hung outbuilding—ideal for paddleboards and water gear—and a garden shed add practicality to the picture. A bespoke log store sits neatly on the terrace, along with waterproof power sockets for outdoor living. Throughout the home, high-end touches like designer radiators, ambient lighting, oak internal doors, and an Opus Aria wood burner elevate the space with a sense of ease and intention.

Bridgend feels like a hamlet within a village—quiet, connected, and wonderfully close to the water. With a public slipway just moments from the front door, residents enjoy spontaneous paddleboarding, fishing, or simply sitting by the water watching the tide shift and swans glide past.







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. Overlooking the peaceful Yealm Estuary, this sought-after location is a haven for sailing enthusiasts and nature lovers alike. With the shimmering waters of the estuary just moments from the property, 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 children's sailing school at the village yacht club offers the perfect opportunity for young sailors to learn the ropes.

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 choice of three welcoming pubs, plus a popular delicatessen/café that forms a buzzing hub of village life, all just a short stroll from the property. A thriving yacht club and a well-regarded primary school within walking distance add to the appeal. Throughout the year, the villages come alive with events, from regattas to festive gatherings.

For those who love the outdoors, spectacular coastal and countryside walks are on the doorstep, including the breathtaking South West Coast Path and National Trust-owned shoreline. With picturesque woodland trails and hidden coves waiting to be explored, the area offers a perfect balance of adventure and tranquillity. The nearby city of Plymouth provides a vibrant cultural scene, excellent transport links, and a highly regarded university, making it convenient for work, study and leisure.



“May Cottage is a place to slow down and savour the setting—luxurious, stylish, and completely in tune with its exceptional coastal surroundings“







Property Details

Services:	Mains water, electricity, gas and drainage.
EPC Rating:	Current: C - 70, Potential: C - 79, Rating: C
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

From the A379 in Yealmpton take the B3186 to Newton Ferrers. Entering the village, continue past our office and take the left turning to Noss Mayo. Continue to the end of the creek and turn left, turning immediately left again into the private parking area for May Cottage.

Viewing

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



Key Features

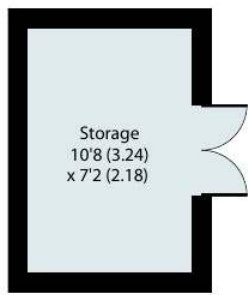
- Thoughtfully renovated cottage blending contemporary style with coastal charm
- Expansive open-plan living with beautiful estuary views and seamless indoor-outdoor flow
- Three beautifully appointed bedrooms, including a serene en-suite principal bedroom
- Luxurious bathroom with a freestanding Fiora bath and indulgent underfloor heating
- Elegant bifold doors opening to a sun-soaked terrace, perfect for al fresco dining
- Private, landscaped garden designed for year-round interest and relaxation
- Chef's kitchen with premium AEG appliances and solid oak finishes
- Moments from the water, with easy access to outdoor adventures and vibrant village life

Floor Plans

Approximate Area = 1339 sq ft / 124.3 sq m
Limited Use Area(s) = 158 sq ft / 14.6 sq m
Outbuildings = 141 sq ft / 13 sq m
Total = 1638 sq ft / 151.9 sq m
For identification only - Not to scale



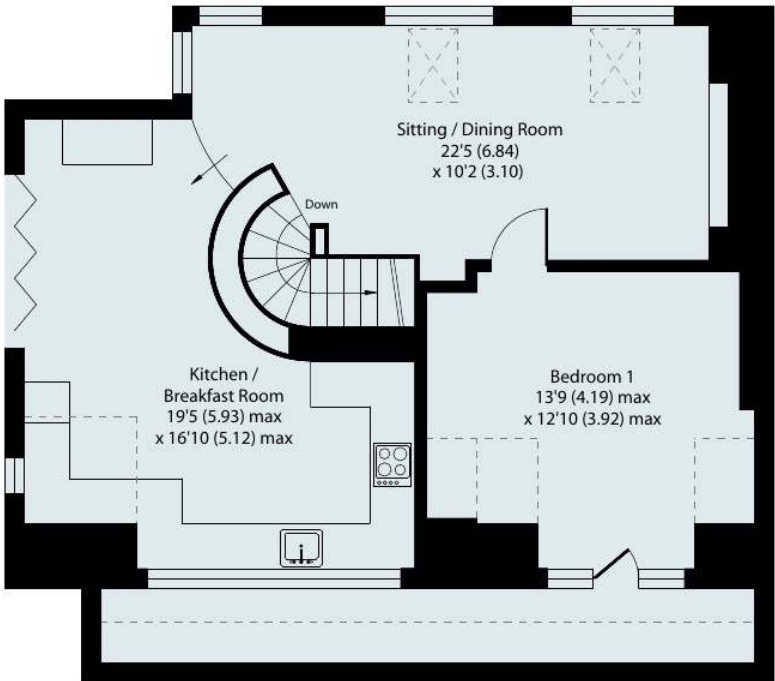
Denotes restricted
head height



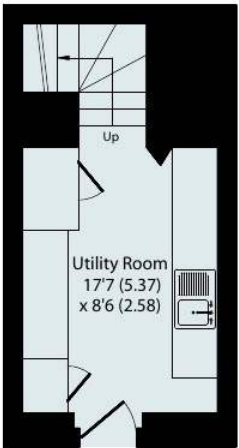
OUTBUILDING 2



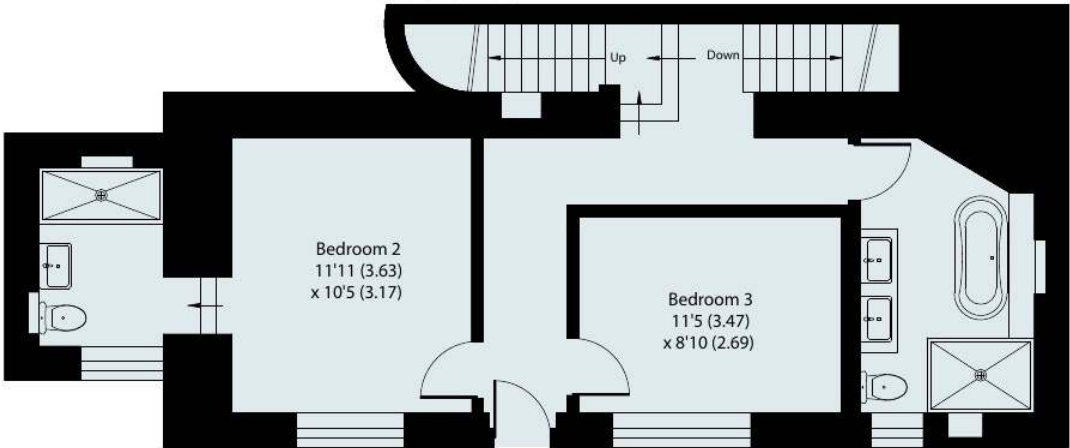
OUTBUILDING 1



SECOND FLOOR



GROUND FLOOR



FIRST 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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