

GREYSTONES NOSS MAYO




MARCHAND PETIT
COASTAL, TOWN & COUNTRY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Greystones | Pillory Hill | Noss Mayo | Devon | PL8 1ED

An exceptional opportunity to acquire a much-loved family waterside home, offering panoramic estuary views, a charming garden with water access and a private quay. A property that represents outstanding riverfront potential in this iconic South Devon village.

Mileages

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

Accommodation

Lower Ground Floor

Two Workshops, WC

Ground Floor

Entrance Hall, Sitting Room, Sun Room, WC, Dining Room,
Breakfast Room/Kitchen, Utility Room, Balcony

First Floor

Bedroom with Ensuite, Three Further Bedrooms,
Family Bathroom

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

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



Greystones

"This is not just a house it's a complete way of life."

Greystones is a detached home set within attractive gardens that lead directly to the river's edge. With expansive estuary views, private foreshore access and an adaptable layout full of character. This is a home with rare and compelling appeal. A property that offers a remarkable opportunity for those wishing to bring fresh vision to an already magical setting. The breadth of the plot and its orientation create a continuous relationship with the water. Allowing for the light to shift beautifully across the house throughout the day. For those seeking a truly special riverside home, Greystones presents an incredibly exciting canvas.

The existing accommodation is generous and well laid out, with tall ceilings and a natural flow between the principal living spaces. The main reception rooms are filled with light, the tall bay windows offering striking estuary views. A sunroom leading from the sitting room offers a light filled cosy space with further river views.

The kitchen/breakfast room is a warm and welcoming room that leads seamlessly into the light filled generous dining room. Both rooms having fabulous views over the water. Leading off the breakfast room is a modern balcony with breathtaking 180 degree views.

Upstairs, four bedrooms lead off a light, bright landing. The two principle bedrooms and ensuite enjoy panoramic views across the water towards Newton Ferrers and downriver to Kiln Quay.

The house is set back from the road and is reached by a private drive which provides ample parking for four cars. This generous plot provides a level lawned area and a large stone paved terrace. Winding steps gently lead you down through the natural garden to a substantial private quay, ideal for boating and paddleboarding, providing plenty of opportunity to sit and enjoy the comings and goings of this lively estuary. There is access to two outhaul moorings on the foreshore (subject to permission of the harbour master). Workshop and store spaces within the basement add flexibility and exciting scope for enhancement, whether for hobbies, home working or the potential creation of a studio, summerhouse or annexe, subject to the necessary permissions. Greystones position is one of the best in the village, and its connection with the water is both immediate and captivating and represents a rare chance to purchase a waterside home in one of the most desirable estuary villages in the South Hams. With unrivalled views, private river access and a setting that offers both peace and possibility.

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 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 river, 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.

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.









Property Details

Services: Mains water, electricity, gas and drainage
EPC Rating: Current: D - 57 Potential: C - 77, Rating: D
Council Tax: Band G
Tenure: Freehold
Authority South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Directions

From the A379 between Plymouth and Modbury at Yealmpton, take the B3186 to Newton Ferrers. When reaching the village continue until finding Marchand Petit's office, and the large WI Hall, on the right. In about 50 metres, at the grass island, turn left down the hill towards Bridgend and continue to the head of the creek. Bear hard right towards Noss Mayo. Pass the long stone building on the right, and continue up the up the hill for about 100 yards to turn right at the sign "Junket Corner", the property will be found in about 150 yards on the right, before the road descends to the waterside. We advise backing into the driveway.

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.

Viewings

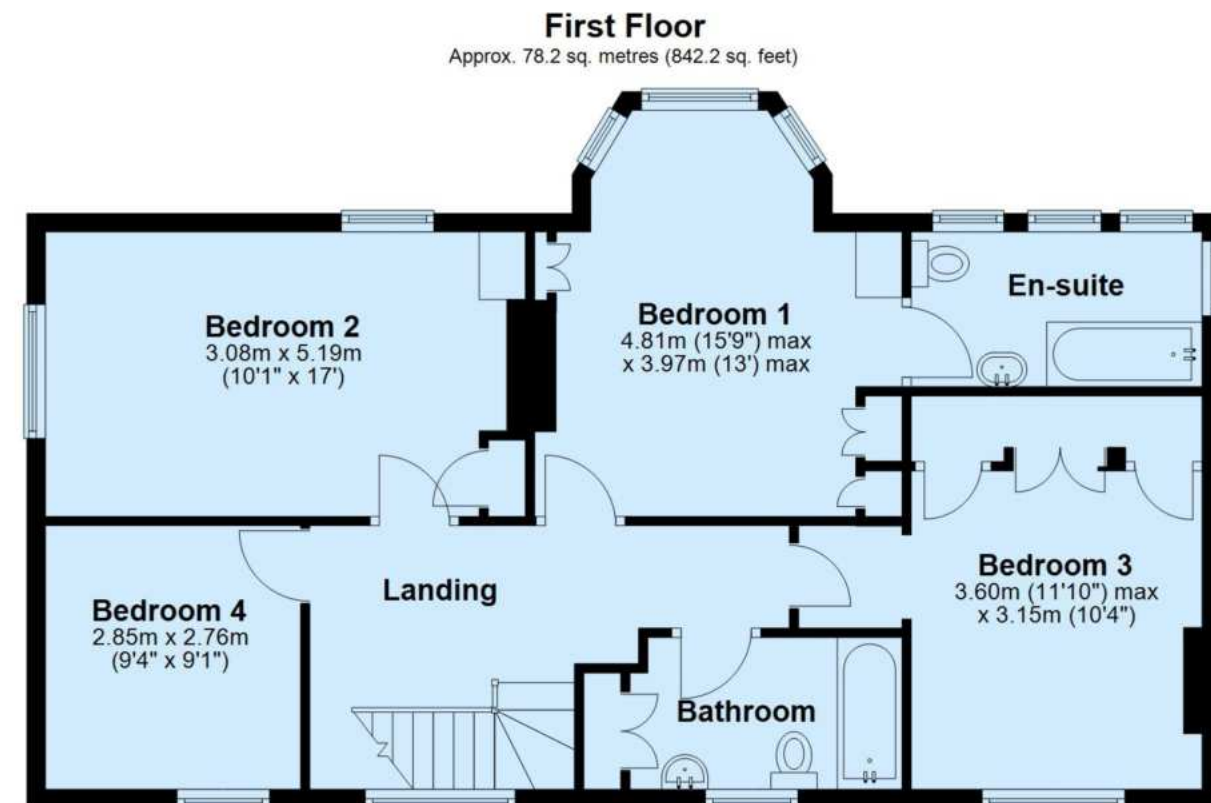
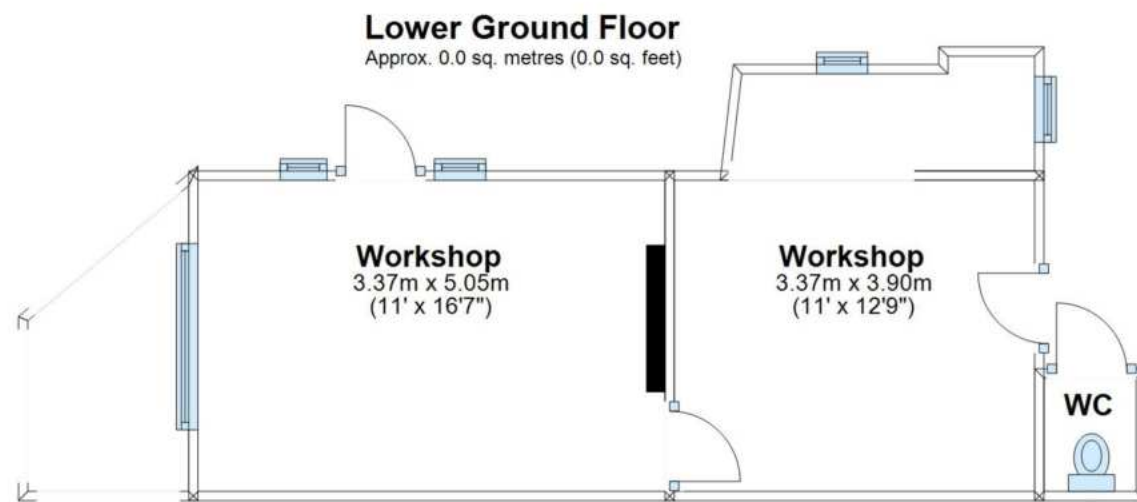
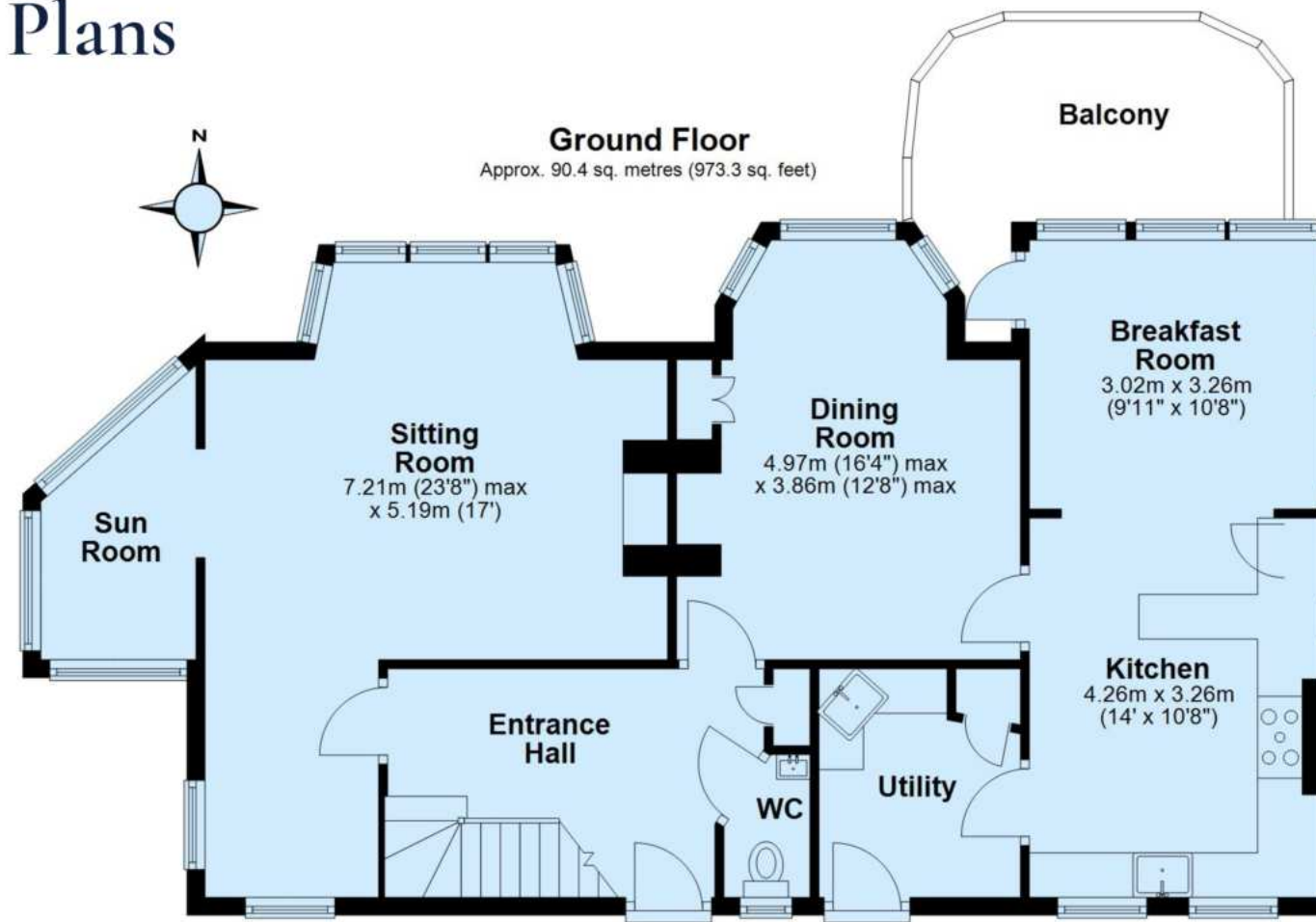
Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office Tel: 01752 873311

Key Features:

- Exceptional waterfront position in central Noss Mayo
- Substantial private quay, ideal for boating and paddleboarding, and plenty of opportunity to sit and enjoy the comings and goings of this lively estuary
- Private quay with two outhaul moorings (subject to permission of the harbour master) and direct foreshore access
- Ample driveway parking for four vehicles . Space and scope to create a car port (subject to permission)
- Panoramic views across Newton Creek and the Yealm Estuary
- Detached house with charm and authentic character
- Generous proportions with light filled interiors



Floor Plans



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.






MARCHAND PETIT
COASTAL, TOWN & COUNTRY

Newton Ferrers Office
01752 873311 | newtonferrers@marchandpetit.co.uk

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590