

# LINDEN HOUSE NEWTON FERRERS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY





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## Linden House | 18 Court Road | Newton Ferrers | Devon | PL8 1DL

A beautifully presented detached home in one of Newton Ferrers' most sought-after roads, with elevated village views, flexible living, private terraces and just a short stroll from the waterfront and village amenities.

### Mileages

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

### Accommodation

#### Ground Floor

Entrance Hall, Home Office, Bedroom with En-suite,  
Integral Garage

#### First Floor

Sitting Room, Dining Room, Utility Room,  
Kitchen / Breakfast Room, Balcony

#### Second Floor

Two Bedroom with Ensuite, Bedroom, Family Bathroom

### Newton Ferrers Office

01752 873311 | [newtoferrers@marchandpetit.co.uk](mailto:newtoferrers@marchandpetit.co.uk)

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





Set in one of Newton Ferrers' most desirable leafy addresses, this detached home is positioned just a short walk from the village centre, the waterfront and the idyllic creekside paths that define life in this much-loved South Hams community.

This smartly presented home offers adaptable accommodation across three floors and has been designed to make the most of its elevated position, with views that stretch across the rooftops to the surrounding countryside.

### **A Thoughtfully Laid Out Home**

Stepping inside, the entrance hall opens to an elegant and well-proportioned ground floor with a spacious guest suite that offers ideal accommodation for visiting family or friends. A further room here provides flexibility as a home office or fifth bedroom, and there is direct internal access to the generous tandem garage. This practical space includes power, lighting, a remote-controlled door and ample room for storage or a workshop area.

Upstairs on the first floor, the main living spaces unfold. The elegant sitting room is filled with natural light from a large picture window and centres around a gas fire, creating a warm and welcoming retreat. The adjoining dining room connects effortlessly to a sheltered rear terrace.

The kitchen and breakfast room is well-appointed with a full suite of integrated Neff appliances and plenty of storage. Sliding doors open directly onto the south westerly facing balcony, shared with the sitting room, offering a peaceful spot to take in the village views and evening sun. A separate utility room is tucked neatly to the rear of the property, adding further practicality to the space.

On the top floor, three further double bedrooms provide excellent family accommodation. The principal suite includes a dressing area and private en suite, while a second en suite and a spacious family bathroom serve the additional bedrooms.

### **Outside Space**

To the front of the house, a raised paved terrace bordered by mature shrubs creates a private and sunny setting, perfect for alfresco dining or relaxed entertaining. A block-paved driveway provides off street parking in addition to the integral tandem garage. To the rear, the garden is low maintenance and attractively landscaped with a mix of established planting and further paved seating areas that lend themselves to easy outdoor living. A timber shed provides useful external storage.







Court Road is one of the most sought after locations in Newton Ferrers, a peaceful residential setting just a short walk from the village centre and its amenities providing everyday essentials and welcoming pubs. This thriving estuary village has a well-established year round community.

Together with neighbouring Noss Mayo, Newton Ferrers sits on the banks of the beautiful Yealm Estuary within an Area of Outstanding Natural Beauty. The deep water harbour is a magnet for sailors, paddleboarders and wild swimmers, while those drawn to land-based pursuits will enjoy the wealth of footpaths and local trails through the wooded valleys and out across Dartmoor.

A coffee shop/deli, local yacht club, pharmacy and well-regarded primary school all contribute to a genuine sense of community here. The easy connection to Plymouth, the A38 and onward travel to Exeter and London makes Newton Ferrers one of the most accessible coastal villages in the South Hams.









# Property Details

**Services:** Mains water, electricity and drainage. Gas fired central heating and hot water.

**EPC Rating:** Current: C - 672, Potential: C - 77, Rating: C

**Council Tax:** Band G

**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

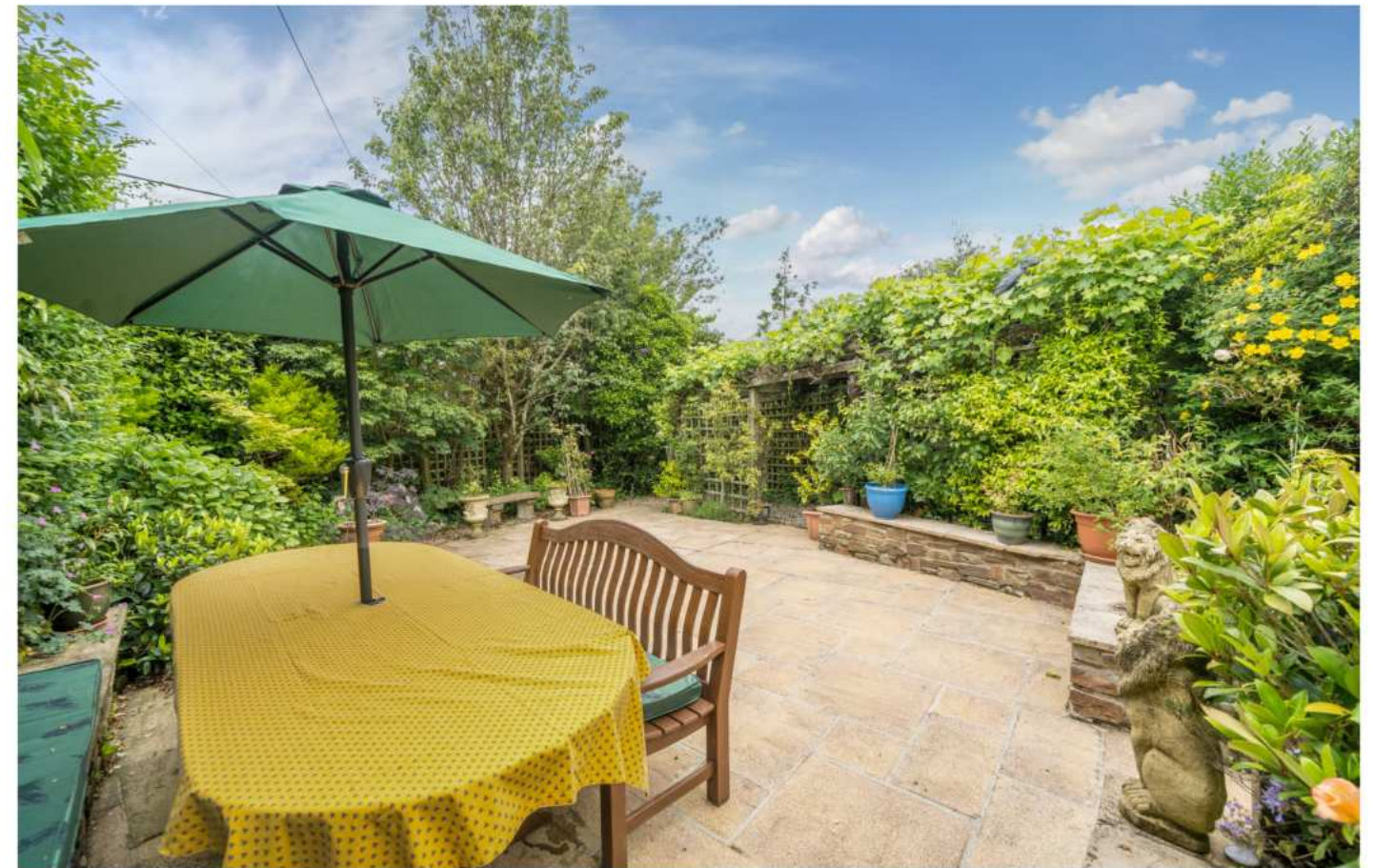
From the A379 in Yealmpton take the B3186 to Newton Ferrers. On reaching the village continue past The Green and on the right hand corner take the first turning into Court Road and number 18 is on the right hand side, approximately 500 yards after the church.

## Viewing

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

## Key Features:

- Sought-after location in a quiet, leafy road close to the estuary
- Beautifully elevated with far-reaching village and countryside views
- Flexible, well-balanced accommodation over three floors
- Elegant sitting room with large picture window and gas fire
- Kitchen and dining spaces opening to balcony and terrace
- Generous guest suite and dedicated study or fifth bedroom
- South-west facing balcony and private front terrace for entertaining
- Integral tandem garage, driveway parking and low-maintenance gardens



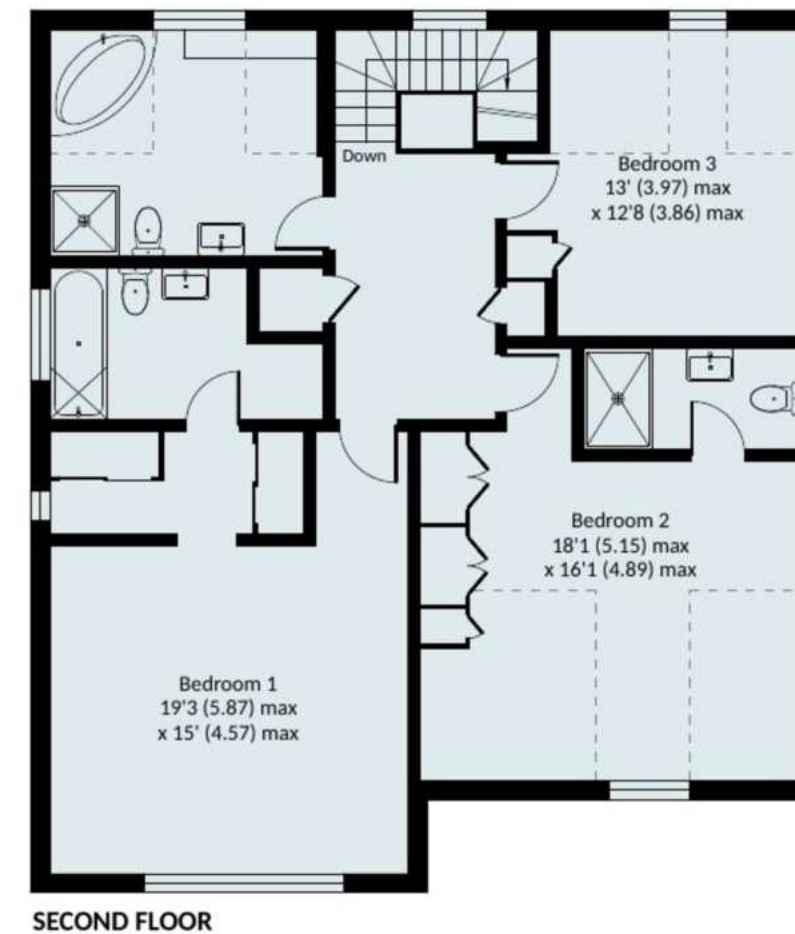
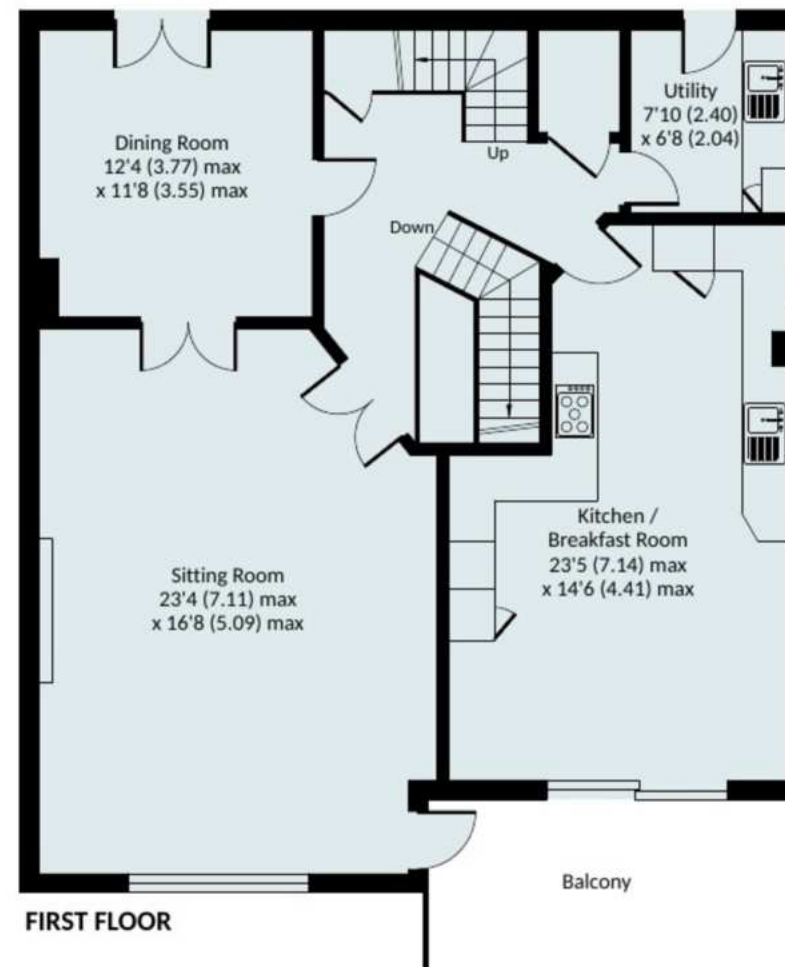
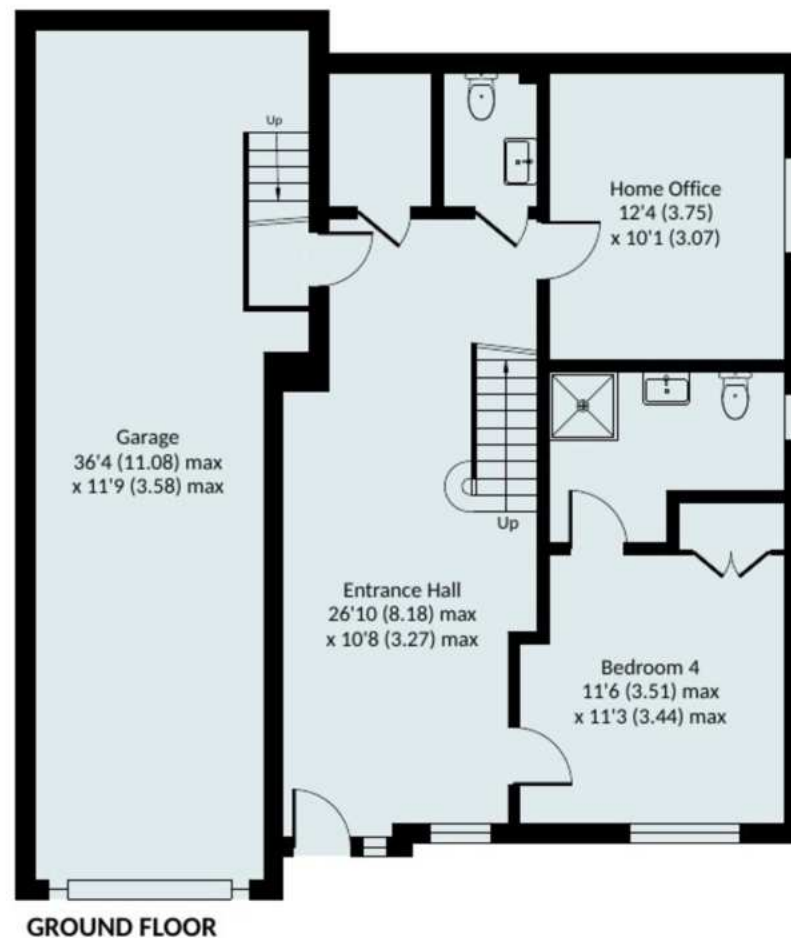


# Floor Plans

Approximate Area = 2662 sq ft / 247.3 sq m  
 Limited Use Area(s) = 178 sq ft / 16.5 sq m  
 Garage = 381 sq ft / 35.3 sq m  
 Total = 3221 sq ft / 299.1 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Marchand Petit Ltd. REF: 1301851

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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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