

HIGHER ORCHARD

NEWTON FERRERS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



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**Higher Orchard | 7 Court Road | Newton Ferrers |
Devon | PL8 1DN**

A beautifully extended four-bedroom home in Newton Ferrers, with light-filled interiors, a spacious, bespoke, kitchen/dining room and year-round conservatory. Ground floor bedroom suite. Predominantly level, landscaped gardens, orchard and stream create a private, welcoming sanctuary full of warmth and character. Double Garage. Ample parking, level walk to the front door.

Mileages

Plymouth (shops / restaurants) - 5.3 miles, A38 - 5.5 miles, Exeter - 41.9 miles, Foxhound Pub - 0.1 miles, Ben's Farmshop - 1.5 miles, Wembury Beach - 4.3 miles

(All mileages are approximate)

Accommodation

Ground Floor

Sitting Room, Conservatory, Office, Kitchen, Utility Room, Boot Room, Bathroom, Bedroom

First Floor

Bedroom with Ensuite, Two Further Bedrooms, Shower Room

Outside

Double Garage, Sun Terrace / Courtyard Garden

Newton Ferrers Office

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

Prime Waterfront & Country House

01548 855590 | pwch@marchandpetit.co.uk
94 Fore St, Kingsbridge, TQ7 1PP



Set in the heart of Newton Ferrers, a pair of impressive galvanised gates, set between brick-built pillars crowned with stone balls, open onto the paved driveway. This leads past the garage to the covered porchway, providing a level walk from the parking area to the front door, where the sense of space and this properties welcoming environment unfolds. It's a house designed for gatherings and quiet moments alike, where French doors open in summer to the sound of water features and birdsong, and winter evenings are spent by the fire. There's a warmth here that goes beyond bricks and mortar, making it a home and garden to be enjoyed as much as admired.

Originally built in 1985, the property has been thoughtfully extended, re-modelled and fully renovated by the current owners, most recently in 2023, to create a substantial four-bedroom home of 2,409 sq ft. The design allows the accommodation to flow seamlessly, connecting beautifully with the landscaped gardens and offering versatile living spaces for modern family life.

The entrance hall is a particularly inviting space, exceptionally spacious and filled with natural light. Half-panelled walls add character, while a library area at one end with French doors opens to a peaceful courtyard garden with water feature.

The kitchen/dining room, designed for both family life and entertaining, is fitted with a bespoke, high-specification Shaker-style kitchen. A Belfast sink, central island with breakfast bar, and inset induction hob combine practicality with elegance, while French doors open directly onto the courtyard. Even the practical spaces here have been thoughtfully designed, the laundry room feels more like an extension of the kitchen, with Shaker-style cabinetry, deep sink and plenty of workspace. It's a room that makes everyday life easier, whether it's fresh cut flowers from the garden waiting to be arranged or laundry folded in the afternoon light. Functional, but with a sense of calm order, it's a space that quietly supports the rhythm of family life.

A versatile wing extends from the kitchen, currently used as a boot room with its own external door, linking to a ground-floor bedroom and bathroom, this area has the flexibility to become a private suite for visiting family or a self-contained annexe in future — a quiet strength that future-proofs the house for whatever comes next.

The sitting room is equally inviting, centred on a feature gas fireplace. From here, doors lead into the study, a calm, garden-facing room added in 2023. With French doors opening onto the lawn, it's as well-suited to focused work as it is to moments of pause.

The Ultraframe conservatory, added in 2022, completes the living spaces. Light, insulated and comfortable all year round, it offers long views over the gardens and makes a natural spot for reading, dining or simply enjoying the changing seasons.

Upstairs, the principal suite includes a generous double bedroom with fitted storage and an en-suite bathroom. Two further good sized bedrooms are served by a well-appointed family shower room.





The outside space is exceptional. The property stands in a very large, predominantly level plot – an unusual and highly sought-after feature in the heart of Newton Ferrers. The parking area provides ample space for cars, a camper van, boat or trailer, and a double garage complements the arrangements. All the patios surrounding the property are made from genuine Cornish Delabole.

The gardens themselves live up to the property's name, expansive lawns open out from the house, encouraging everyday life to spill outdoors to the magic of this property, revealing an orchard, vegetable beds with greenhouse, beautiful stream with bridges and pond, original stone walls and well planned and considered planting that ensure the garden is alive with seasonal colour and variety. Trees, shrubs and perennials have been carefully nurtured to create a sensory landscape, one that has earned its place in local open garden events.

The driveway and double garage provide ample space for cars, a boat, trailer or camper van, reinforcing how the house has been designed to hold everything that comes with life in this beautiful estuary village.

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 Yealm Estuary just moments away 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 cold-water wild swim.

The villages have a strong sense of community, with everything you need close at hand a village co-op, a post office, a pharmacy, two churches and a selection of three welcoming pubs, plus a popular delicatessen/café 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.









Property Details

Services:	Mains water, electricity, gas and drainage.
EPC Rating:	Current: D - 66, Potential: C - 76
Council Tax:	Band G
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, Tel: 01803 861234
Disputed & Complaints	Please refer to the selling agent for further information.

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 7 is on the right hand side, approximately 100 yards after the church.

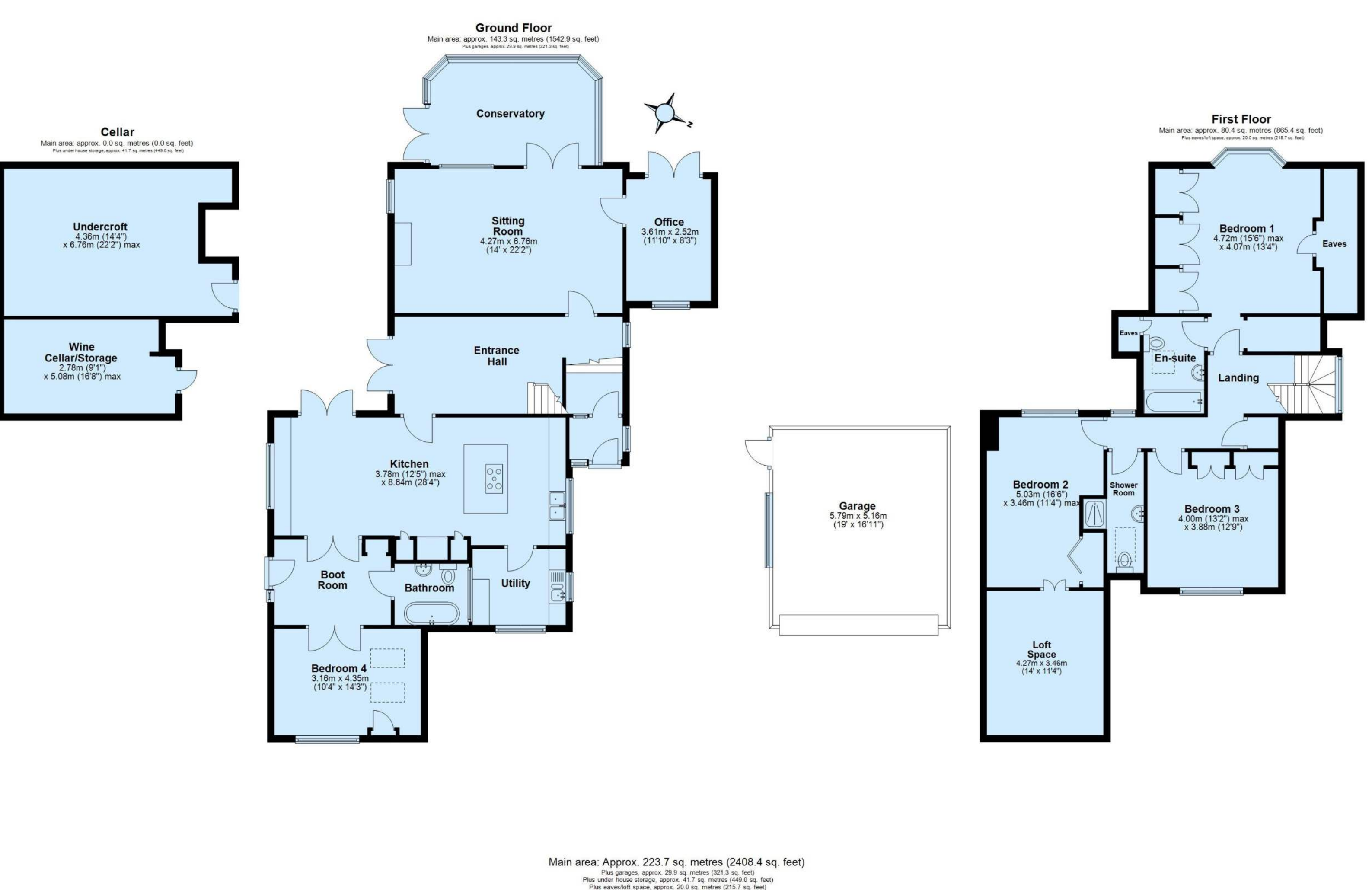
Viewing

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

Key Features

- Welcoming interiors filled with natural light and excellent connectivity to the gardens
- Spacious entrance hall with library nook
- Bespoke Shaker kitchen at the heart of the home
- Versatile ground-floor bedroom suite, perfect for guests or family
- Study and year-round conservatory opening to gardens
- Expansive, level gardens with orchard, ponds and vegetable beds
- Double garage and ample parking for cars, boat or camper van
- Central village location, moments from the estuary and village amenities





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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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