



Luscombe Maye   
Waterside Properties

Tilly Cottage, 23 Noss Mayo  
South Devon, PL8 1EN

Guide £375,000

This charming 18th-century TWO bedroom cottage stands within a short distance from the head of the creek, retaining many original features. DETACHED single GARAGE with private parking.

- Kitchen and Dining Room
- Living Room with Multi-Fuel Burner
- Bathroom
- Two Double Bedrooms
- Detached Garage
- Private Parking
- Holiday Letting History



# Full Description

## DESCRIPTION

Just 50 yards from the head of Noss Creek, on the River Yealm, this charming 18th-century cottage stands within a designated Area of Outstanding Natural Beauty in the pretty and unspoilt village of Noss Mayo. It is a cosy property retaining many original features, including low ceilings, beams and window seats, with a sitting area for watching the sleepy pace of life in the village.

## SITUATION

The twin villages of Newton Ferrers and Noss Mayo enjoy a delightful riverside setting on the wooded slopes of the River Yealm estuary. This sheltered, deep water harbour is much favoured by yachtsmen and lies within a truly beautiful valley in the unspoilt South Hams countryside, an Area of Outstanding Natural Beauty.

The villages share a number of facilities including a post office, pharmacy, traditional butcher, Co-Operative store, three good public houses, two churches, yacht club with bistro and good Primary school. Bus services run to Plymouth city centre which is within easy commuting distance. The main route from Plymouth to Exeter (A38/M5 Devon Expressway) is only a few miles away. Intercity trains run daily from Plymouth to Paddington. The Continental Ferryport is also easily accessible. All give superb access to the rest of the country, combined with living in one of the most beautiful riverside locations on the south coast.

Plymouth itself is an historic & vibrant waterside City, well provided with colleges, grammar & public schools, modern university, the Peninsula Medical School, Theatre Royal & cinemas, large department stores, cafes, bistros & restaurants. The leisure facilities are outstanding with superb watersports in & around Plymouth Sound.

## ACCOMMODATION

The accommodation is as follows:- (Please note that all dimensions are approximate).

Part glazed stable door to:-

## LIVING ROOM

14' 1" x 13' 5" (4.29m x 4.09m) Bay window to front elevation with window seat. Multi-fuel log burner on slate hearth. Exposed wooden beams. Fitted glazed cabinet with storage cupboard under. Wall mounted night storage heater. Twin ceiling light fittings. Stairs rising to first floor. Opening through to:-

## KITCHEN/BREAKFAST ROOM

14' 1" x 9' 10" (4.29m x 3m) Window to front elevation with window seat. Exposed wooden beams. Wooden work surface with inset sink. Space below for slimline dishwasher. Space for washing machine and dryer. Space for cooker with extractor hood and light above. Under storage cupboards. Eye-level hanging rack system. Tiled splashback.

## DINING AREA

Obscure glazed window to side elevation. Wall mounted night storage heater. Understairs storage cupboard with shelving. Triple ceiling light fittings.

## FIRST FLOOR

## LANDING

Wall mounted hot water controls. Door to:-

## BEDROOM ONE

14' 1" x 10' 10" (4.29m x 3.3m) Window to front elevation with window seat. Radiator. Access to roof space. Wash hand basin. Ceiling light fitting.

## BATHROOM

Obscure glazed window to side elevation. White suite comprising bath with mixer tap and handheld shower attachment with glazed fold-back screen, wash hand basin and low level WC. Electric ladder towel radiator. Recessed pin spot lighting. Partly tiled splashback. Laminate floor covering. Wall mounted mirror and shelf. Steeple extractor fan.

## BEDROOM TWO

12' 10" x 7' 6" (3.91m x 2.29m) Window to front elevation with window seat. Wash hand basin. Wall mounted electric heater. Ceiling light fitting.

## SINGLE GARAGE

14' 9" (max) x 16' 9" (max) (4.5m x 5.11m) A great asset to the property. Located a short walk from the property. Single garage with window to side, roller shutter door. Private parking available in front of the garage.

## SERVICES

Mains electricity, water and drainage are connected to Tilly Cottage. Mains gas available in street subject to usual connection charges.

## COUNCIL TAX

The property is in Band D. Amount payable 2015/16 - £1,646.42

## LOCAL AUTHORITY

South Hams District Council. Follaton House, Plymouth Road, Totnes, Devon. TQ9 5NE. Tel. 01803 861234.

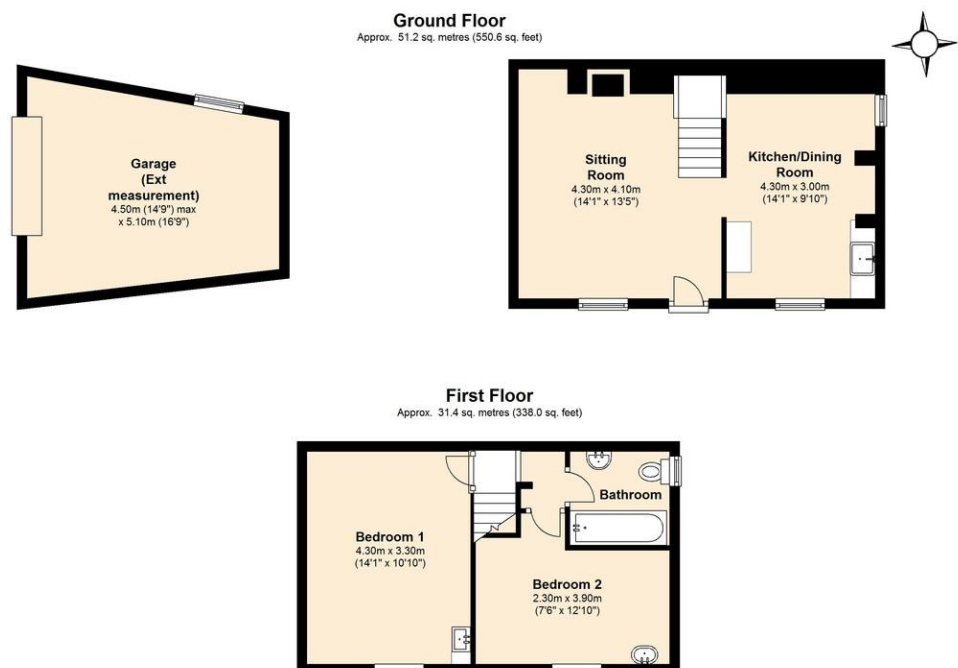
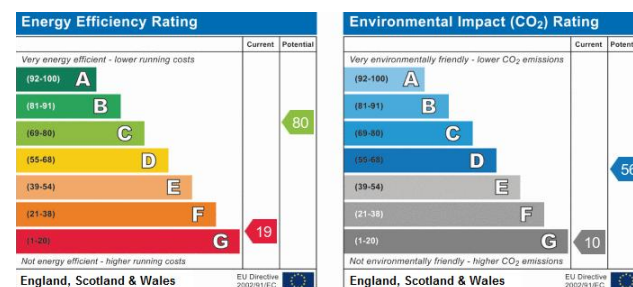
## VIEWING

Strictly by appointment with Luscombe Maye, Newton Ferrers

Office 01752 872417. Bespoke appointments outside usual office hours can be arranged with adequate notice.

## DIRECTIONS

From Newton Ferrers, take the road down to Bridgend. Follow it around to Noss Mayo, turning right into Revelstoke Road opposite the Church. Follow this around the sharp right hand bend, then bear left after approximately 50 yds. Tilly Cottage can be found on the right hand side of you in Foundry Lane.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.



## Newton Ferrers

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