

# HAWTHORN COTTAGE

## NEWTON FERRERS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY





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**Hawthorn Cottage | Parsonage Road |  
Newton Ferrers | Devon | PL8 1AS**

## Mileages

A38 8 miles, Exeter 42 miles, Plymouth 10 miles

Local Shops, Riverside Pubs, Churches 0.5 miles

(Distances are approximate)

## Accommodation

### Ground Floor

Dining Hallway, Kitchen / Breakfast Room, Bedroom,

Bathroom, Sitting Room, Conservatory

### First Floor

Two Bedrooms, Bathroom, Attic Room,

### Outside

Garage, Driveway, Garden, Patio, Decking Area

## Newton Ferrers Office

07152 873311 | [newtonferrers@marchandpetit.co.uk](mailto:newtonferrers@marchandpetit.co.uk)

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



# Hawthorn Cottage



Set within one of the South Hams' most well-regarded coastal villages, this well-presented detached home was built in the early 1980s to an imaginative and attractive design that blends the feel of a cottage with the generous proportions and practical modern touches of a more recently built property.

Positioned within walking distance of the waterfront and village amenities, the property offers a versatile and well-balanced layout across two floors. At its heart is a welcoming kitchen and breakfast room, designed for sociable living and everyday ease. Granite worktops, a Belfast sink, and integrated appliances sit within bespoke wooden cabinetry. The kitchen opens into the conservatory a lovely light-filled spot for morning coffee or quiet reading. From here, doors lead out to the landscaped rear garden.

The sitting room is a dual-aspect space with a fireplace, ideal for cooler evenings and relaxed gatherings. There's also a morning room, positioned to catch the light and garden views, currently used as an informal reception space but offering great flexibility and excellent connection to the garden.

Upstairs, there are two double bedrooms, one benefiting from its own en suite bathroom, providing comfort and privacy for both owners and guests. The main bedroom on the ground floor also has a generous bathroom. A large attic space, accessed from the first floor, adds additional scope.

Outside, the garden has been cleverly designed into a series of low-maintenance paved terraces and borders. Raised beds, an ornamental pond, and a decked terrace bring structure and interest, while creating a wonderfully private backdrop for entertaining or unwinding. A gravelled drive provides plenty of off-road parking and leads to the garage, with power, lighting, and water connected.

Newton Ferrers and Noss Mayo are two of the South Hams' most sought-after waterside villages — and with good reason. Sheltered by rolling hills and clustered along the wooded banks of the Yealm Estuary, they offer a rare balance of natural beauty, community warmth, and convenient access to the wider region. With the shimmering waters of the Yealm Estuary just moments away, 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 villages have a strong sense of community — with a village co-op, post office, pharmacy, two churches, three welcoming pubs, and a popular delicatessen/café — a buzzing hub of daily life. A wide range of clubs and social groups ensures there's always something to be part of, for those who want to connect with the local rhythm.

Plymouth is within easy reach, with regular bus services and direct rail links to London Paddington. The A38 connects quickly to Exeter and the M5, while the continental ferry terminal offers onward travel to Europe. Whether as a full-time residence or a lock-up-and-leave escape, this is a place that offers both connection and retreat in equal measure.









# Property Details

Services:	Mains water and drainage. Oil-fired central heating. Boiler replaced in 2023
EPC Rating:	Current: D - 58, Potential: C - 80, Rating - D
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. On reaching the village, pass the water tower on the right and entering the village continue along Parsonage Road and the property will be found on the left hand side just prior to the village green.

## Viewing

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

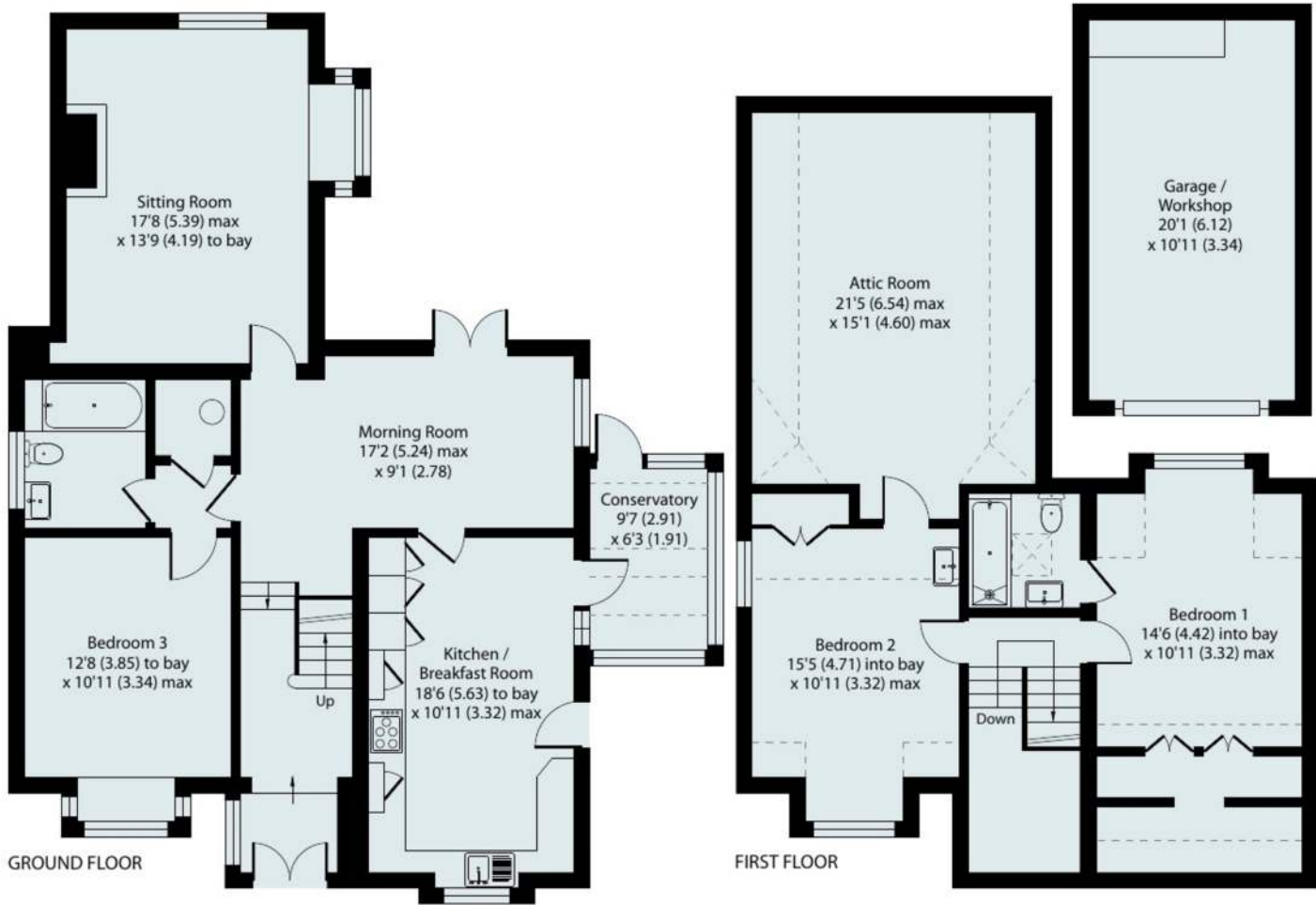




# Floor Plans

Approximate Area = 1758 sq ft / 163.3 sq m  
Limited Use Area(s) = 140 sq ft / 13 sq m  
Garage = 220 sq ft / 20.4 sq m  
Total = 2118 sq ft / 196.7 sq m  
For identification only - Not to scale

Denotes restricted  
head height



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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