

STONEHAVEN YEALMPTON



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

Stonehaven | Fore Street | Yealmpton | Devon | PL8 2JW

Tucked quietly behind the historic cottages of Fore Street, Stonehaven is a charming, detached period home that offers a rare blend of character, seclusion and easy access to all the amenities of this well-connected South Hams village.

From the moment you arrive, there's a feeling of quiet seclusion. Set discreetly behind another property and reached via a shared pathway, the cottage enjoys a slightly elevated position with far-reaching southerly views over Yealmpton's iconic church tower and the open countryside beyond. It sits peacefully within the village, just a short walk from the heart of the community yet feels wonderfully private.

Inside, the interiors reflect the age and character of the building, with exposed beams, multi-paned windows and a woodburning stove set on a slate hearth providing warmth and atmosphere. The kitchen is well-planned, with space to dine and views to the front, while the sitting room creates a cosy but light-filled space. Upstairs, two generous double bedrooms offer a surprising amount of space for a cottage of this type, with one featuring a decorative fireplace and built-in storage. The bathroom sits to the rear.

Outside, the garden is one of Stonehaven's most enchanting features. Gently tiered to follow the contours of the land, this private outdoor space is a colourful and well-established haven, with a mix of wild strawberries, roses, clematis and herbs creating a relaxed, cottage garden-style feel. A raised stone terrace bordered with cast-iron railings provides a sunny spot to take in the uninterrupted views over the church tower and surrounding countryside a setting that feels both timeless and serene.

A charming stone outbuilding sits tucked into the corner of the garden, adding to the overall appeal and practicality of the space. To the front of the house, the shared path continues past a hardstanding area with a further log store and shed, while a gate to the side of the cottage offers access between the front and rear garden. This path also serves as a right of way for two neighbouring properties to reach their own gardens, thoughtfully designed not to compromise the sense of peace and privacy.

Stonehaven also benefits from immediate access to some of the area's most beautiful countryside. Riverside and woodland walks begin just minutes from the door, while the South Hams coastline with its sandy beaches and coves is a short drive away. For sailors, Newton Ferrers and Noss Mayo are close at hand, while those seeking city life can reach Plymouth in under 20 minutes.

Yealmpton itself offers everything needed for day-to-day living: a well-regarded primary school, GP surgery, optician, Post Office, pub, and a popular café all within walking distance. For families, professionals or downsizers seeking a home full of personality in a thriving village with exceptional access to coast and countryside, Stonehaven presents an appealing opportunity.

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

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



Property Details

Tucked away in the heart of Yealmpton, this charming, detached cottage offers two double bedrooms, a beautifully planted cottage garden with stone outbuilding, and lovely countryside views, all just moments from village amenities and riverside walks.

Services:	Mains water, electricity gas and drainage. Gas fired central heating via combi boiler
EPC Rating:	Current: D - 58, Potential: B - 88, Rating: D
Council Tax:	Band D
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234
Parking	None allocated. On-street parking is available on a first-come, first-served basis on Fore Street and Torr Hill.
Right of Access	Stonehaven enjoys a right of access across the land of No. 1 Davis Cottages in order to access the cottage. In addition, two cottages benefit from a right of access along the path alongside Stonehaven and its garden to the area of gardens behind. Please refer to selling agent.

Key Features

- Peaceful, tucked-away position with lovely southerly views over the church and countryside
- Beautifully planted cottage garden with stone terrace, mature borders and stone outbuilding
- Two double bedrooms, both with character features and original detailing
- Cosy sitting room with a woodburning stove
- Well-planned kitchen/breakfast room with space to dine
- Walking distance of riverside and woodland walks, and just a short drive to local beaches
- Walking distance to village amenities including shops, cafés, primary school and GP surgery

Fixtures & Fittings

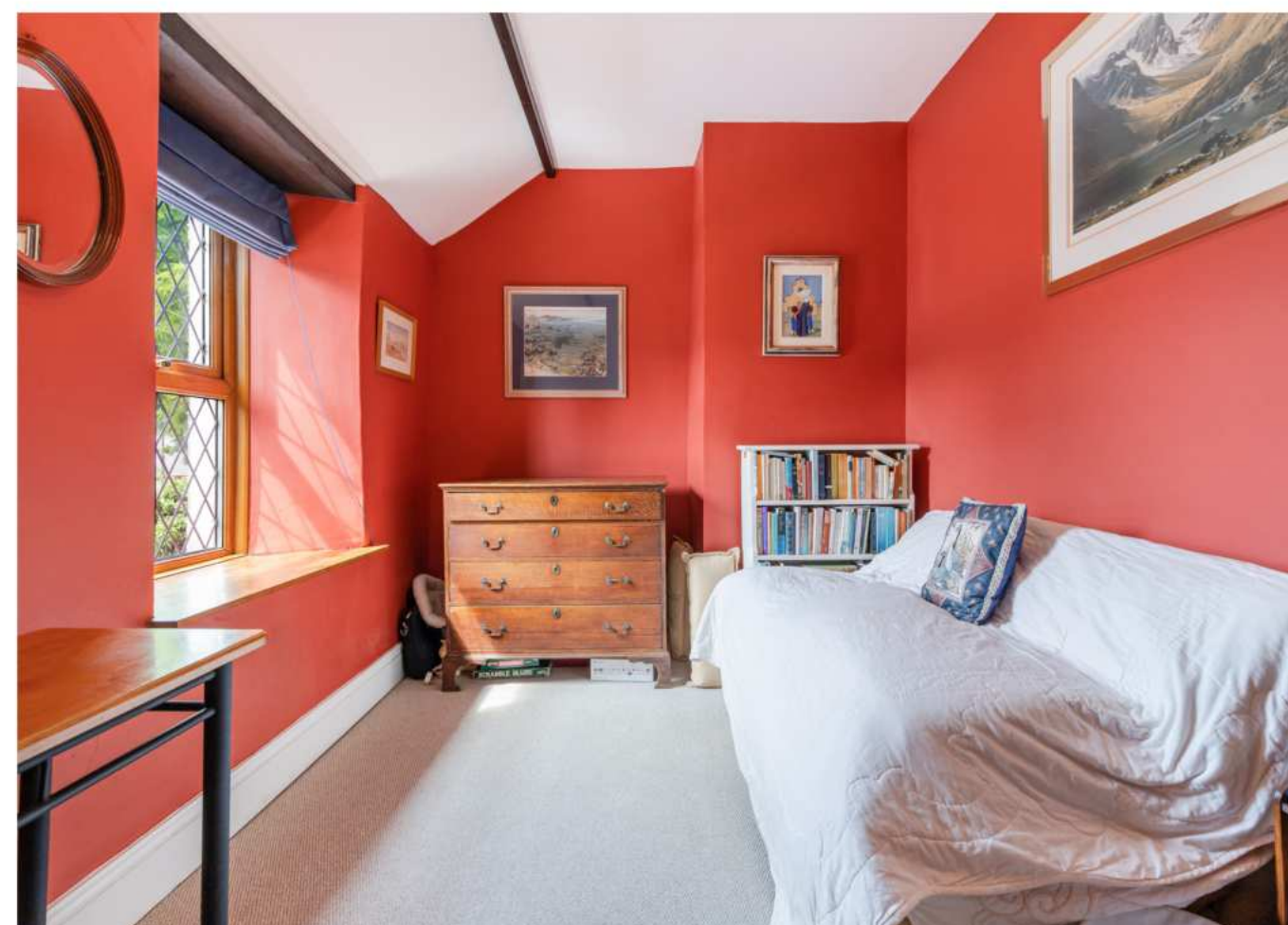
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

A379 to Yealmpton, in the centre of the village on the left hand side heading East Stonehaven is accessed through the cast-iron gate of No. 1 Davis Cottages and is located behind that house before the Volunteer public house.

Viewing

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



Floor Plans

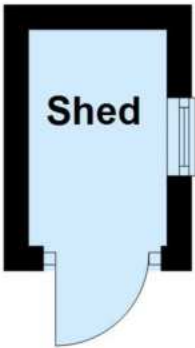
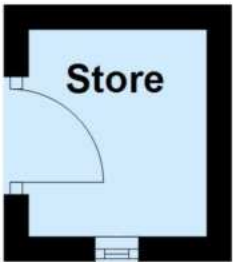
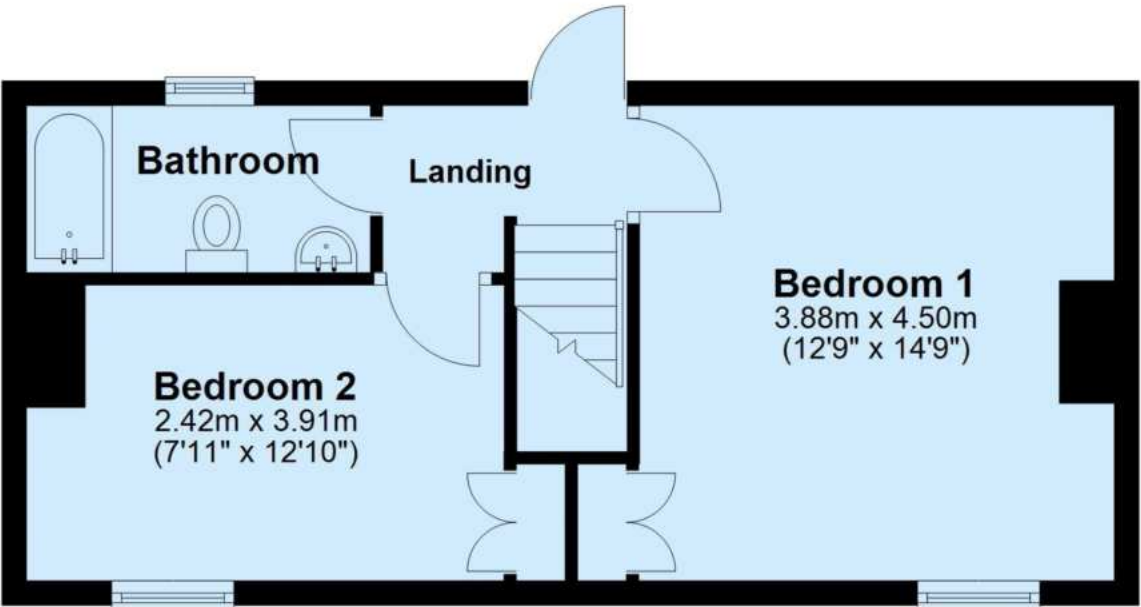
Ground Floor

Approx. 32.9 sq. metres (354.2 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.5 sq. feet)



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.

Total area: approx. 72.0 sq. metres (774.7 sq. feet)