



Luscombe Maye
Since 1873

Briar Hill, Newton Ferrers, Plymouth, PL8 1AR

3 2 1



Located on a peaceful and well-maintained lodge site in the desirable village of Newton Ferrers, this beautifully presented 3-bedroom lodge offers the perfect blend of comfort, style, and tranquillity.

A spacious open-plan living area combines a modern kitchen with breakfast bar, and a bright, airy lounge with log burner– ideal for entertaining or unwinding after a day exploring the South Devon coast. Large patio doors open directly onto a generous south-facing terrace, providing a perfect spot for al fresco dining or morning coffee with views across the park with the fields beyond. The lodge features three bedrooms, including a primary with dressing room and en-suite shower room, and a family bathroom, all finished to a high standard.

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you. However, we recommend that you verify any information given during the conveyance process.

Council Tax: Not Applicable

Tenure: Leasehold. Lease length: 80 years from 1st December 2017.

Ground Rent currently £4,130 Service Charge for £630

Occupancy: All lodges at Briar Hill are restricted to holiday use only and cannot be used as full time homes. Evidence of permanent residency elsewhere will be required before a sale is underway. The Park will be open all year round.

Holiday Letting is permitted and the site owner provides a Management Option for assisting with this venture.

Rules and Regulations A copy of this document will be made available to all seriously interested parties.

Non-standard construction - The Thorverton Lodge

Electric: Private - individually metered and provided by the Park.

Water: Private - individually metered and provided by the Park.

Heating: LPG gas (combi boiler in kitchen).

Sewerage: Private.

Broadband: ADSL. Mobile signal: <https://checker.ofcom.org.uk/>

Parking: allocated.

Local Authority: South Hams District Council

What3Words: [///prove.muted.noticing](https://www.what3words.com/locate/3qr4g4w4/3qr4g4w4)



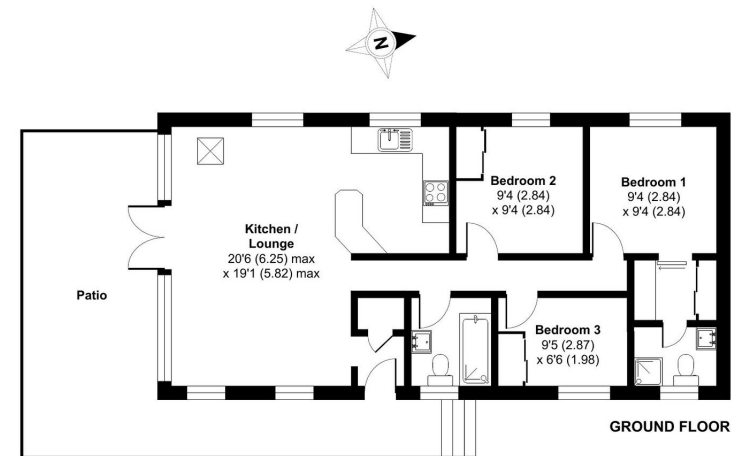


- Open plan living room
- Large decked terrace
- Three Bedrooms
- Fully Furnished
- Ideal holiday let
- Fully fitted kitchen
- Allocated parking
- Family Bathroom and En-Suite Shower Room
- Log burner
- What3Words: ///
prove.muted.noticing



Briar Hill, Newton Ferrers, PL8

Approximate Area = 764 sq ft / 71 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © redhcom 2025. Produced for Luscombe Maye. REF: 129341



Newton Ferrers:
Newton Hill, Newton Ferrers PL8 1AA
01752 872417
newtonferrers@luscombemaye.com
www.luscombemaye.com