



Luscombe Maye
Since 1873

Yealmbury Hill, Yealmpton, Devon

Guide Price £500,000

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Nestled in the heart of the sought-after South Hams village of Yealmpton, this delightful character cottage, believed to date back to 1670, offers spacious and versatile four-bedroom accommodation brimming with period charm. Enjoying elevated views across the village and surrounding countryside, the property combines historic character with exciting potential for further enhancement, including conversion of the extensive loft space and detached barn/workshop, subject to the necessary planning consents.

The picturesque village of Yealmpton enjoys a superb location between Dartmoor National Park and the stunning South Devon coastline, with Plymouth just eight miles away and the sailing haven of Newton Ferrers nearby. A range of local amenities, including shops, pubs, a primary school, health centre, restaurant and church, are all within easy reach.

The cottage retains a wealth of original features throughout, including exposed beams, flagstone and quarry tiled flooring, stone fireplaces and traditional timber detailing. Light-filled living spaces include a welcoming sitting room with an open fireplace and glazed doors opening onto the south-facing garden, creating a wonderful connection between the indoor and outdoor spaces. A separate dining room provides an ideal setting for entertaining, while the spacious kitchen/breakfast room is well-equipped with quality fitted units and integrated appliances, complemented by a practical utility room.

On the first floor are four bedrooms, including a generous principal bedroom with walk-in wardrobe and delightful countryside views. A family bathroom and separate shower room serve the accommodation, while an additional reception landing provides an alternative sitting /study area . A substantial loft offers excellent scope for conversion into further accommodation, subject to planning consent.

Outside, the property enjoys attractive gardens to both the front and rear. The south-facing front garden is laid mainly to lawn with mature planting and a sunny stone terrace, while the rear garden features a patio seating area, ornamental pond, established flower borders and lawned areas, creating a private and tranquil setting.



Approximate Gross Internal Area 1945 sq ft - 180 sq m

(Excluding Outbuilding)

Ground Floor Area 950 sq ft - 88 sq m

First Floor Area 995 sq ft - 92 sq m

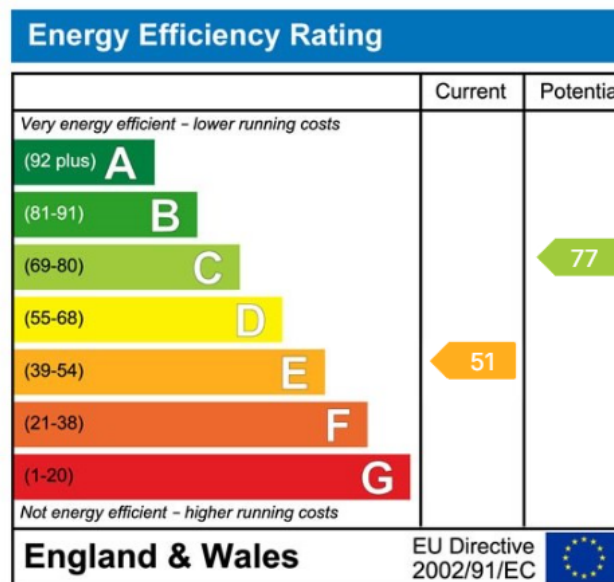
Outbuilding Area 45 sq ft - 23 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for errors, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- Offered with no chain
- Mature gardens
- Three receptions
- Two bathrooms
- Central village location
- Delightful stone cottage
- Many original features throughout
- Four bedrooms
- Detached garage, ample private parking
- Unique, versatile home



Yealmpton:
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