



Gomorin, Court Wood, Newton Ferrers

Marchand Petit
ESTATE AGENTS
www.marchandpetit.co.uk

Gomorin, Court Wood, Newton Ferrers,

A38 9 miles, Dartmoor National Park 11 miles, Plymouth 11 miles (approx)

Gomorin is a charming and beautifully presented 3 double bedroom detached property built in 1926. It has been extended and updated over the years to provide wonderful accommodation which makes the most of the fantastic panoramic estuary views.

Newton Ferrers is a much sought after estuary village on the northern slope of the beautiful estuary of the River Yealm, opposite Noss Mayo on the southern side. It has a range of local amenities including a Church, Post Office, pub and restaurant, Yacht Club and a primary school. For more comprehensive shopping centres Plymouth is to the north and Kingsbridge to the east. From here there are fine cliff top, woodland and coastal walks and the Yealm Estuary is very popular with yachtsmen. There are 18-hole golf courses at Wrangaton to the north which backs onto the Dartmoor National Park and at Bigbury to the east.



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Newton Ferrers Office

The Green, Parsonage Road, Newton Ferrers, Devon PL8 1AT
Tel 01752 873311 Email: newtonferrers@marchandpetit.co.uk
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ACCOMMODATION

GROUND FLOOR

Part obscure glazed painted timber door with matching side panels opens to:-

ENTRANCE LOBBY

Decorative tiled floor. Built-in storage cupboards. Glazed double doors open to the:-

ENTRANCE HALL

A beautiful and welcoming hall. Dado rails and picture rail.

SITTING ROOM

A charming room with feature stone fireplace fitted with a coal effect living flame gas fire. Picture rail. Attractive archway with sliding glazed double doors opening through to the:-

SUN/DINING ROOM

Dual aspect windows to the front and side and patio doors opening to timber decked balcony with balustrade and rail. Beautifully proportioned and bright room. Internal window through to the kitchen.

KITCHEN

Superbly presented and finished with limewashed oak floor base cupboards and wall units. One-and-a-half bowl stainless steel sink with drainer and mixer taps with water filter. Set within a solid granite worktop with matching upstand and tiled splashback. Integrated Bosch electric double oven. Bosch five gas ring hob and extractor hood and light above. Glass fronted display cabinet. Two velux skylights with pine surrounds. Ceramic tiled flooring. Door to:-



UTILITY ROOM

Fully tiled walls. Ceramic tiled floor. Windows to the rear and side and half obscure glazed door giving access to the rear garden. Floor base cupboards. Stainless steel sink with drainer and mixer taps set within a roll edge work surface. Space and plumbing for washing machine, tumble dryer and dishwasher. Space for upright fridge/freezer. Built-in linen storage cupboard with slatted shelving and radiator. Built-in broom cupboard. Wall mounted gas-fired combi boiler supplying hot water and central heating. Door to:-

SNUG

Also accessed off the entrance hall. A lovely room with glazed French doors with matching side panels opening out to the rear garden. Open tread painted staircase rising to the first floor. Picture rail.

BEDROOM 2

A well lit double bedroom with bay window to the front affording views to the river Yealm and surrounding woodland. Picture rail. Built-in wardrobe and built-in storage cupboard with fitted shelving.

BEDROOM 3

A double bedroom. Bay window to the rear overlooking the rear garden. Built-in wardrobe. Picture rail.



FAMILY BATHROOM

Built in shower cubicle with Mira Sport electric shower. Bath with mixer taps and hand-held shower attachment. WC with concealed cistern. Vanity hand basin with storage cupboard and drawers below. Mirror with wall mounted cupboard to one side and open shelving on the other. Fully tiled walls. Electric shaver point. Ceramic tiled floor. Extractor fan. Radiator. Heated towel rail. Obscure glazed window.

FIRST FLOOR

LANDING

Obscure glazed window. Door to:-

MASTER BEDROOM

A beautifully presented and finished room with picture window to the front affording wonderful views of the river Yealm and surrounding woodland. Fitted with a range of built-in wardrobes, drawer units, bedside drawer units and dressing table. Three doors to undereaves storage areas.

EN-SUITE SHOWER ROOM

Fully tiled shower room. Two obscure glazed windows. Shower cubicle fitted with a Mira Sport thermostatically controlled shower. Wash hand basin with built-in storage cupboard below and matching bathroom cabinet above with mirrored doors. WC. Ceramic tiled floor. Chrome electrically heated towel rail. Electric wall mounted heater.



OUTSIDE

Steps lead up from the side of the garage through the terraced garden which is beautifully planted with shrub and flower borders. At the top of the garden is a stone paved terrace beside the property providing a wonderful outdoor seating area to enjoy the lovely views. A pathway continues around the side of the property to the rear where there is block built store. The rear garden is terraced with steps leading up to an aluminium framed greenhouse with a small lawned area alongside and planted borders. A further block built garden store.

DOUBLE GARAGE

Detached double garage with window to side and pedestrian door. Electric power and light. Electric remote controlled up and over door. Gravelled parking area to one side. Beside the garage is an electrically operated chair lift up to the house.

On the opposite side of the road from Gomorin is a timber gate with steps down to the quay, over which there is a right of way to the outhaul mooring.

SERVICES

Mains water, drainage, gas and electricity. Gas-fired central heating.

COUNCIL TAX

The property is in Council Tax Band G.

LOCAL AUTHORITY

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

POST CODE - PL8 1BW.

FIXTURES AND 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.

TENURE

Freehold.

VIEWING

Very strictly by appointment only through Marchand Petit (Newton Ferrers office).
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