

HOBBIT COTTAGE

NEWTON FERRERS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Hobbit Cottage | 7 Rowden Court | Stoke Road | Newton Ferrers | PL8 1JG

7 Rowden Court is a charming Grade II listed one-bedroom barn conversion, part of a sought-after development set within landscaped grounds on the edge of Noss Mayo. Converted in the 1980s, the property retains its character with exposed beams, arched openings and painted stonework, balanced by a recently fitted kitchen and contemporary shower room.

The open-plan ground floor offers a welcoming living, dining and kitchen space with original architectural details and feature arched windows looking into attractive courtyard grounds. Upstairs, the double bedroom enjoys original beams, alongside a beautifully appointed shower room.

The barn is presented in excellent condition, with recent improvements including new kitchen and shower room, making it ready to enjoy as either a permanent home or an easy-to-run holiday retreat. For those seeking an investment, the property presents the opportunity to be run as a highly successful holiday let, with proven potential for strong levels of bookings. Adding to the appeal, the furnishings and contents can be included by separate negotiation, allowing a seamless handover for buyers wishing to continue with holiday letting from day one.

Rowden Court is arranged around a peaceful central courtyard, surrounded by several acres of landscaped gardens. Residents benefit from a tennis court, barbecue area, games room and laundry facilities, as well as generous parking and individual storage.

The development has a welcoming, community feel yet remains wonderfully tranquil. Owners share a well-managed freehold company structure, keeping the complex well maintained and running costs controlled.

This stretch of the South Hams is renowned for its beauty – with sheltered estuaries, unspoilt countryside and access to the South West Coast Path. Stoke Beach is just half a mile away, while the estuary villages of Noss Mayo and Newton Ferrers are around a mile, offering waterside pubs, village shops and a thriving sailing community. Further afield, the beaches of Mothecombe and Bigbury, Dartmoor National Park and the market towns of Kingsbridge and Modbury are all within easy reach, with Plymouth providing a mainline station and wider amenities just 12 miles away.

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

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



Property Details

Services:	Mains water and electricity. Private drainage.
EPC Rating:	Current: E - 42, Potential: B - 87, Rating: E
Council Tax:	Band B
Tenure:	Leasehold - 999 years from 1986, each owner holds a share of freehold through Rowden Court Management Company Ltd
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234
Service Charge	£1458.68 annual fee covers ground and roof maintenance, buildings insurance, window cleaning and communal services

Key Features

- Stylishly presented Grade II listed barn conversion
- Beautifully maintained communal gardens with tennis court, barbecue area and games room
- Ample residents' and visitor parking
- Walking distance to Stoke Beach and the South West Coast Path
- Close to the estuary villages of Newton Ferrers and Noss Mayo
- Ideal as a main home, second home or proven holiday let

Directions

From the A379 Plymouth to Kingsbridge Road take the B3186 signposted Newton Ferrers. Enter the village and at The Green, take the left hand fork signposted Bridgend and Noss Mayo. Continue down the hill, around the hair-pin bend at Bridgend and follow the lane as it rises up through Noss Mayo. Stay on this lane and leave the village. The lane will continue in to open countryside and take a sharp left at Revelstoke House. Rowden Court is then situated a short distance along on the right hand side, with plenty of parking.

Viewing

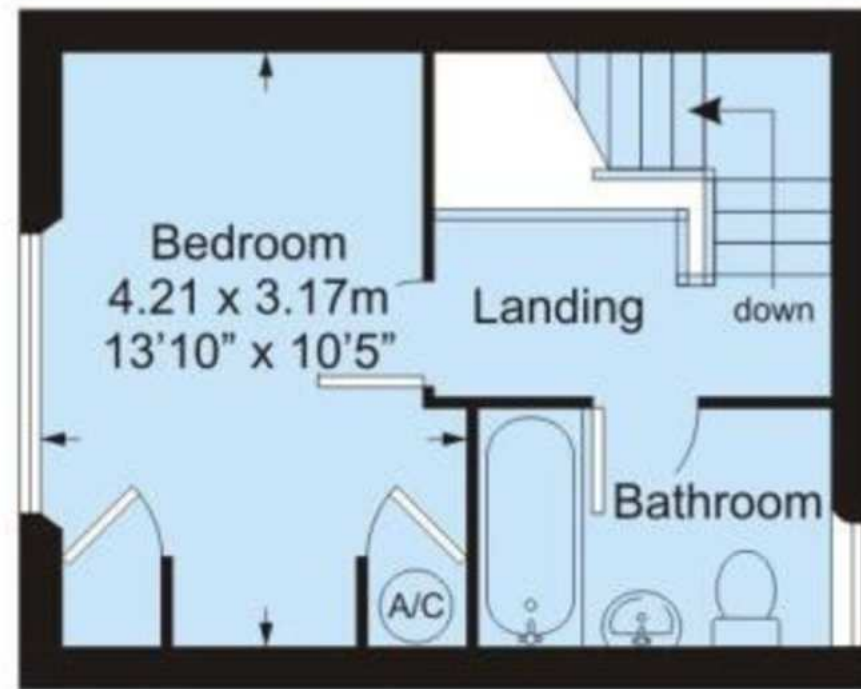
Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311

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.



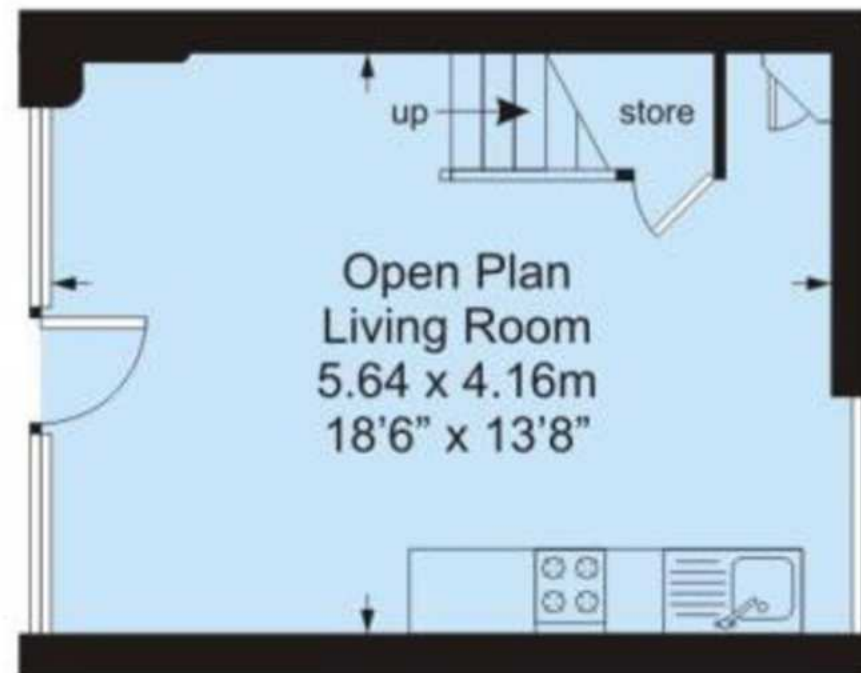
NB. This Floor Plan is for illustrative purposes only, all dimensions are approximate.



First Floor



Total area 48.2 Sq.m
(519 Sq.ft) Approx.



Ground Floor



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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Kingsbridge
01548 857588

Modbury
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Newton Ferrers
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Salcombe
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