



Woodhaye, Membland, Newton Ferrers, South Devon





A beautiful country house set within **glorious gardens** and enclosed by an impressive Grade II listed Victorian wall. Grounds approaching 7 acres with a good range of outbuildings and within a mile of the Yealm Estuary.

Summary of accommodation

Ground Floor: Lobby | Entrance hall | Two cloakrooms | Kitchen/breakfast room | Walk-in larder | Utility room | Sitting room | Dining room | Study | Sunroom

First Floor: Main bedroom with en suite shower room and walk-in wardrobe | Three further double bedrooms | Single bedroom | Family bathroom

Gross Internal floor Area 3,206 sq ft (298 sq m)

Outbuildings: 734 sq ft (68 sq m): 32' garage/workshop | Woodshed | Boat store | Machinery shed | Garden store | Greenhouse

Grounds: Sweeping drive with double entrance | Lawns | Terracing and woodland

In all about 6.9 acres

Distances

Newton Ferrers/Noss Mayo 0.5 mile, Mothecombe Beach 3 miles, Plymouth 11 miles
(All distances and times are approximate)



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The location

The South Hams is a district in South Devon, and arguably one of the most sought-after coastal locations in the UK with an uncommonly temperate climate and miles of golden beaches and sheltered coves. Woodhay is situated in the beautiful hamlet of Membland, which is less than half a mile from the water's edge at Newton Creek, off the River Yealm. The twin villages of Newton Ferrers and Noss Mayo, which straddle the creek, offer a wonderful vibrant community with a good range of amenities including a primary school, a post office, a village store, a pharmacy, three good pubs, a coffee shop/deli, and the Yealm Yacht Club. The city of Plymouth is about 11 miles and offers a superb selection of shops, pubs, restaurants, and cafés, and is home to delights such as The Barbican and The Hoe. Plymouth also offers a university, a major hospital, a theatre, and a ferry terminal with crossings to France and Spain. The stunning South-West Coast Path runs alongside the Yealm Estuary and the beautiful Mothecombe Beach is about 3 miles away. For other outdoor pursuits, the glorious expanse of Dartmoor National Park can be reached in about 8 miles. There are good transport links in the area, with the A38 and link to the M5 being about 6 miles, and a regular rail service from Plymouth to London Paddington taking about 3 hours.



The property

Woodhay is an impressive, elegant country house, surrounded by sweeping lawns and bordered by a beautiful Grade II listed Victorian wall. According to the listing, in the 1800s, these beautiful gardens were the former kitchen gardens to Membland Hall on the former Revelstoke Estate. The house is equally beautiful with many original features and well-proportioned, bright accommodation arranged over two floors.

The ground floor offers a welcoming entrance hall with sweeping staircase and a large landing window, and there are four reception rooms, including the sitting room with a Jetmaster fire, and double doors to the terrace, a dining room, study, and sunroom, again with double doors to the terrace. The kitchen/breakfast room is fitted with units and appliances, and there is a walk-in larder. Off the kitchen is a rear lobby, cloakroom, and utility room.

The first floor offers a beautiful main bedroom with en suite shower room and walk-in wardrobe, and four further bedrooms and a family bathroom. The larger of the four bedrooms all overlook the glorious gardens to the front, while the fifth and smaller bedroom overlooks the walled garden to the rear.





Outside

The sweeping drive opens into a large parking area and turning circle. The front gardens are impressive, being largely lawned and interspersed with occasional trees and colourful shrubs, and bordered by a beautiful Victorian wall which runs the perimeter. Beyond the wall is established, mature woodland with paths and a country track.

A second entrance to Woodhay leads through a beautiful arch and gable with finials and a sundial. There is a full width terrace to the front of the house, well stocked flower beds and borders and a large greenhouse. The rear garden is again largely laid to lawn and bordered by a stone wall and mature hedging.

Outbuildings include a garage, workshop, a woodshed, a boat store, machinery shed and garden store. In all, the gardens extend to just shy of 7 acres.

Services

Mains water, drainage and electricity, LPG central heating.
Fibre-optic broadband.

Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (PL8 IHP)

Proceed from the direction of Kingsbridge on A379 towards Plymouth and once in Yealmpton, turn left immediately before the Texaco filling station onto the B3186 towards Newton Ferrers. After a couple of miles, turn left towards Bridgend and Preston and continue down Widey Hill until reaching the bottom, where you turn sharp left by the post box towards Membland. Follow the lane for just over half a mile, passing Perches Close on your right, and the drive to Woodhay will be found a short way along on the right.

What3words: dignitary.mailbox.rejoiced

Property information

Tenure: Freehold

Local Authority: South Hams District Council

Council Tax: Band H

Guide Price: £1,950,000

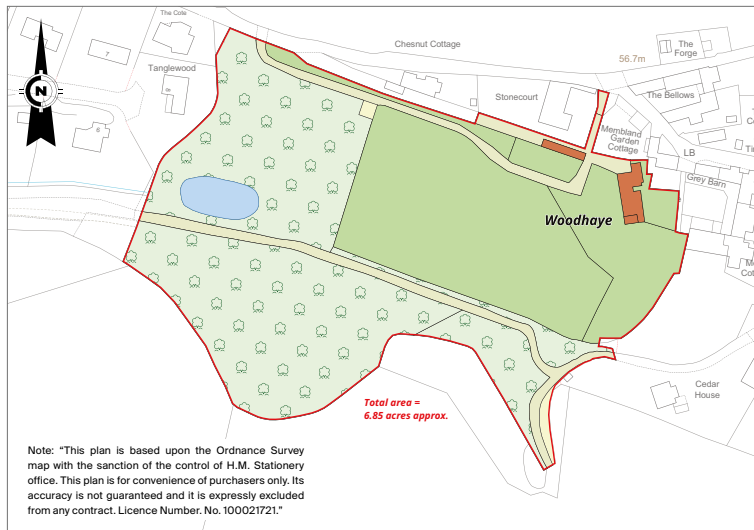
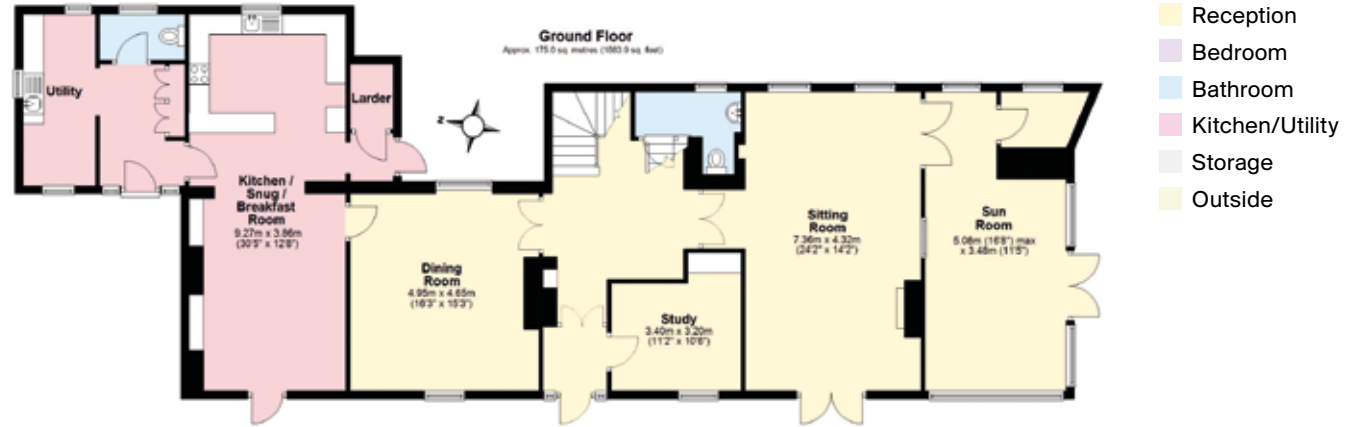


Approximate Gross Internal Floor Area

House: 3,206 sq ft (298 sq m)

Outbuildings: 734 sq ft (68 sq m)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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