



Luscombe Maye  
Since 1873

## Yealmbury Hill, Yealmpton, Devon

 4  2  3



Nestled in the heart of the sought-after South Hams village of Yealmpton, this delightful character 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.

A particular feature of the property is the detached stone barn/ workshop, offering considerable potential for a variety of uses, including possible conversion to a small detached cottage, subject to obtaining the necessary consents. Additional benefits include an outside WC, detached stone garage with remote-controlled door, generous driveway parking and useful storage areas.

**Material Information** To ensure legal compliance, we require our sellers to provide a Material Information Guide, and the title document. Please scan the QR code or click the link <https://moverly.com/sale/DCVsDcWRA4aNa8XNQrzwMm/view> to access the additional online material information.



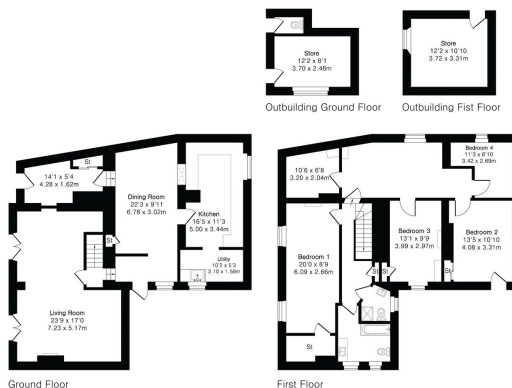
Approximate Gross Internal Area 1945 sq ft - 180 sq m

(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 error, 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.

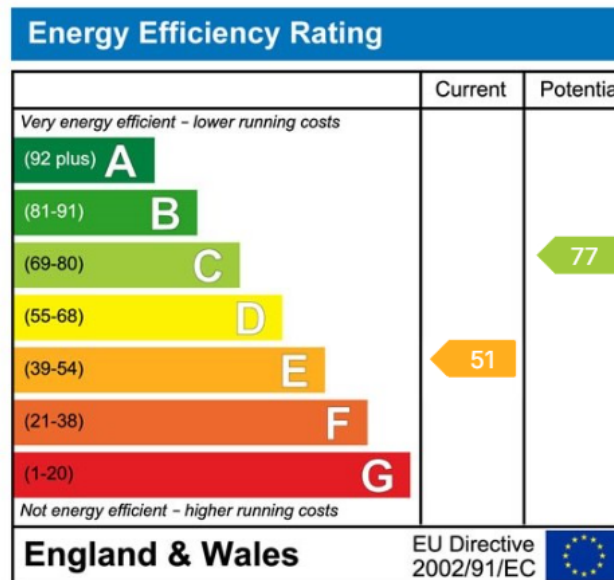
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Use the QR code for further "Material Information" about this home

- 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



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