

# Parsonage Lea

— NEWTON FERRERS —



EXCEPTIONAL NEW HOMES IN THE STUNNING SOUTH HAMS







## Parsonage Lea, Newton Ferrers

Why do so many people aspire to live in the South Hams? Could it be the South Devon Area of Outstanding Natural Beauty, with its breathtaking scenery, rolling countryside and spectacular coastlines? Or, perhaps it is because of the fascinating old estuary towns of Kingsbridge, Dartmouth and Salcombe, where you can enjoy hours exploring the historic winding streets. Some may also be drawn to the rugged beauty and splendour of Dartmoor National Park. The South Hams is certainly very high on a list of destinations to visit for many and, for a fortunate few, top of the list of areas in which to make their home.

Often described as the 'hidden gem' of the South Hams is the tucked away village of Newton Ferrers. Nestled alongside the unspoilt River Yealm Estuary, with quaint streets to discover and a harbour front dating back centuries, it is no wonder the village is so desirable. With its origins as 'Niwetone' recorded in the 1086 Domesday Book, the village and Manor became known as Newton Ferrers after being granted to a branch of the Norman family of de Ferrers. Within this historic setting, is one of the oldest houses – the Medieval Grade II\* Listed Parsonage Farm. Here, Pearce Fine Homes has created an exclusive group of exceptional new homes in the 'lea' of Parsonage Farm, and are proud to perpetuate these historic connections in both the site name of Parsonage Lea and the address of de Ferrers Drive.

... whilst the village has grown over the years, it remains a haven for those wanting a slower pace of life







Newton Ferrers is only 10 miles from the London to Penzance mainline railway and the bustling City of Plymouth, where you will be spoilt for choice of shops, restaurants, entertainment, and commercial activity. Like its picturesque neighbour, Noss Mayo, there are idyllic thatched cottages to admire and popular village pubs to enjoy in Newton Ferrers. Whilst the village has grown over the years, it remains a haven for those wanting a slower pace of life, whether that involves walking the South Devon Coast Path, strolling through the countryside and woodlands, or venturing across Dartmoor itself. Not to mention all the stunning beaches and coves to explore, such as Wembury, Mothecombe, Soar Mill Cove, South Milton Sands, Thurlestone, Hope Cove, Bantham, Bigbury and the famous Burgh Island; the list is almost endless. For those who like to be on the water, whether it be simply floating about in a boat whilst exploring the myriad creeks, or perhaps tackling more adventurous water sports, there is something for everyone to enjoy. With so many opportunities for sailing all manner of craft from the many estuary locations, the area has become something of a mecca for sailing enthusiasts.

**With so much to enjoy in the area, and such exceptional new homes, Parsonage Lea is indeed truly an enviable location in which to make your home . . .**





... the South Hams is certainly very high on a list of destinations to visit for many and, for a fortunate few, top of the list of areas in which to make their home







## The Dart

5 bedroom, 4 bathroom  
detached house

CGI of the Dart from rear garden

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## The Dart

Kitchen/Dining	6.55	x	4.30	21'6"	x	14'2"
Utility	2.38	x	2.06	7'10"	x	6'9"
Living Room	6.55	x	5.11	21'6"	x	16'9"
Family Room	4.05	x	3.46	13'4"	x	11'4"
Study	3.46	x	2.51	11'4"	x	8'3"
Master Bedroom	5.35	x	4.22	17'7"	x	13'10"
Master En-Suite	3.04	x	2.78	10'0"	x	9'2"

Dressing Room	2.95	x	1.56	9'8"	x	5'2"
Bedroom 2	5.57	x	5.35	18'3"	x	17'7"
Bedroom 3	4.04	x	3.36	13'3"	x	11'0"
Bedroom 4	3.57	x	2.95	11'9"	x	9'8"
Bedroom 5	2.84	x	2.73	9'4"	x	9'0"
Garage	6.44	x	5.42	21'2"	x	17'9"





**The Erme**  
4 bedroom, 3 bathroom  
detached house  
CGI of the Erme



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## The Erme

Kitchen/Dining	6.55	x	4.30	21'6"	x	14'2"
Utility	2.65	x	2.30	8'8"	x	7'7"
Living Room	6.55	x	5.11	21'6"	x	16'9"
Family Room	4.96	x	2.73	16'3"	x	9'0"
Master Bedroom	5.35	x	4.00	17'7"	x	13'2"
Master En-Suite	2.68	x	2.44	8'10"	x	8'0"

Dressing Room	2.77	x	1.59	9'1"	x	5'3"
Bedroom 2	3.94	x	3.71	12'11"	x	12'2"
Bedroom 3	4.15	x	3.69	13'8"	x	12'1"
Bedroom 4	4.96	x	2.83	16'3"	x	9'4"
Garage	5.69	x	5.53	18'8"	x	18'2"





**The Avon**  
4 bedroom, 3 bathroom  
detached house

CGI of the Avon



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## The Avon

Kitchen/Dining	6.55	x	4.30	21'6"	x	14'2"
Utility	2.65	x	2.28	8'8"	x	7'6"
Living Room	6.55	x	5.11	21'6"	x	16'9"
Family Room	4.96	x	2.73	16'3"	x	9'0"
Master Bedroom	5.35	x	3.92	17'7"	x	12'10"
Master En-Suite	4.82	x	2.69	15'10"	x	8'10"

Dressing Room	2.83	x	1.82	9'4"	x	6'0"
Bedroom 2	6.13	x	3.55	20'1"	x	11'8"
Bedroom 3	3.94	x	3.71	12'11"	x	12'2"
Bedroom 4	2.99	x	2.83	9'10"	x	9'4"
Garage	5.69	x	5.53	18'8"	x	18'2"





**The Tavy**  
4 bedroom, 3 bathroom  
detached house

CGI of the Tavy

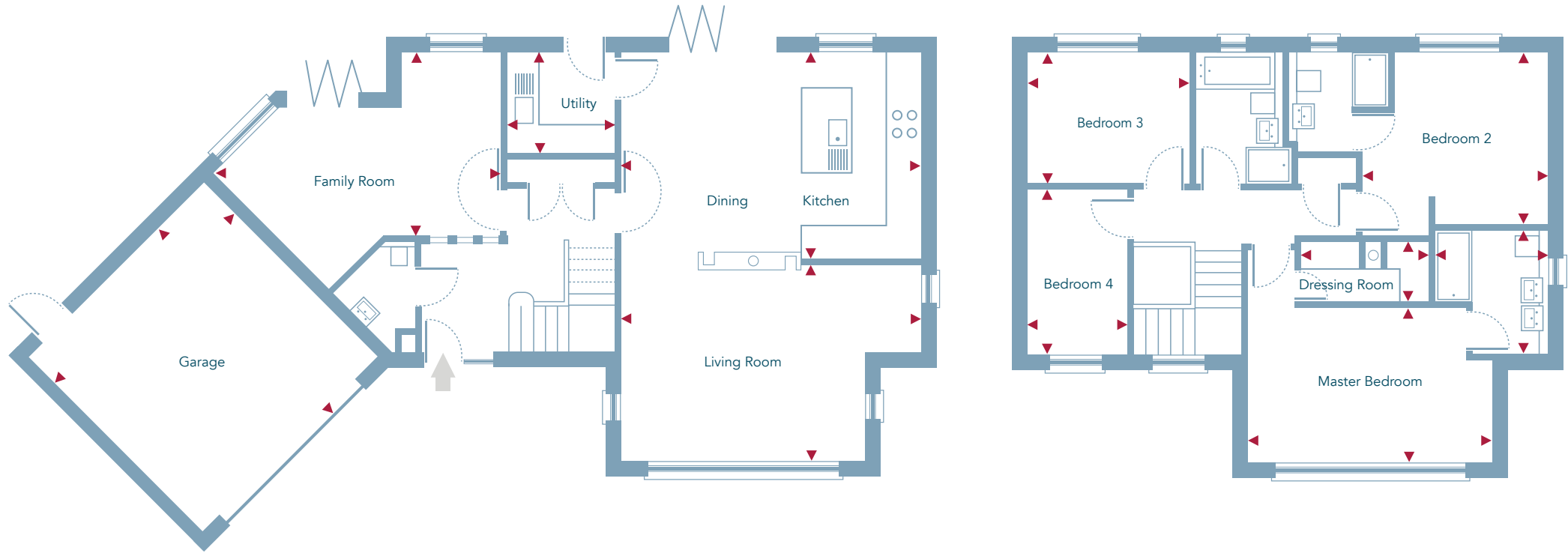


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# Parsonage Lea

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## The Tavy

Kitchen/Dining	6.55	x	4.30	21'6"	x	14'2"	Dressing Room	2.81	x	1.34	9'3"	x	4'5"
Utility	2.36	x	2.19	7'9"	x	7'3"	Bedroom 2	4.04	x	3.71	13'3"	x	12'2"
Living Room	6.55	x	4.51	21'6"	x	14'10"	Bedroom 3	3.52	x	2.84	11'7"	x	9'4"
Family Room	6.29	x	3.99	20'8"	x	13'2"	Bedroom 4	3.56	x	2.17	11'8"	x	7'2"
Master Bedroom	5.35	x	3.41	17'7"	x	11'2"	Garage	5.69	x	5.53	18'8"	x	18'2"
Master En-Suite	2.69	x	2.44	8'10"	x	8'0"							



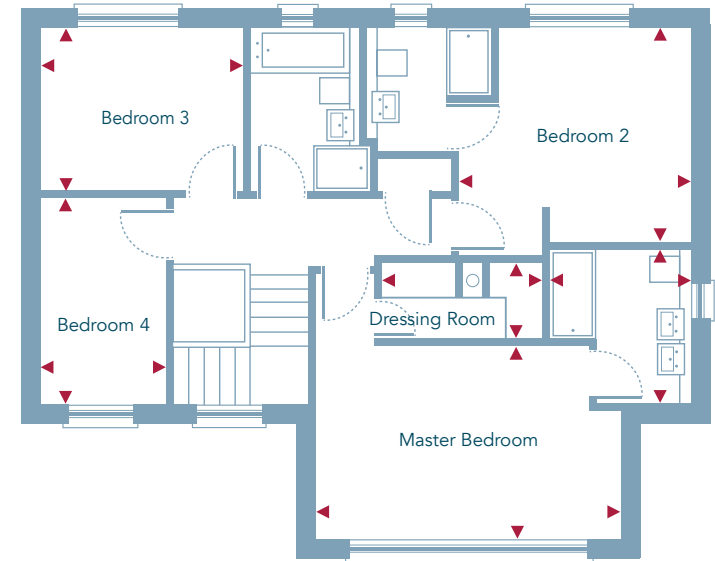
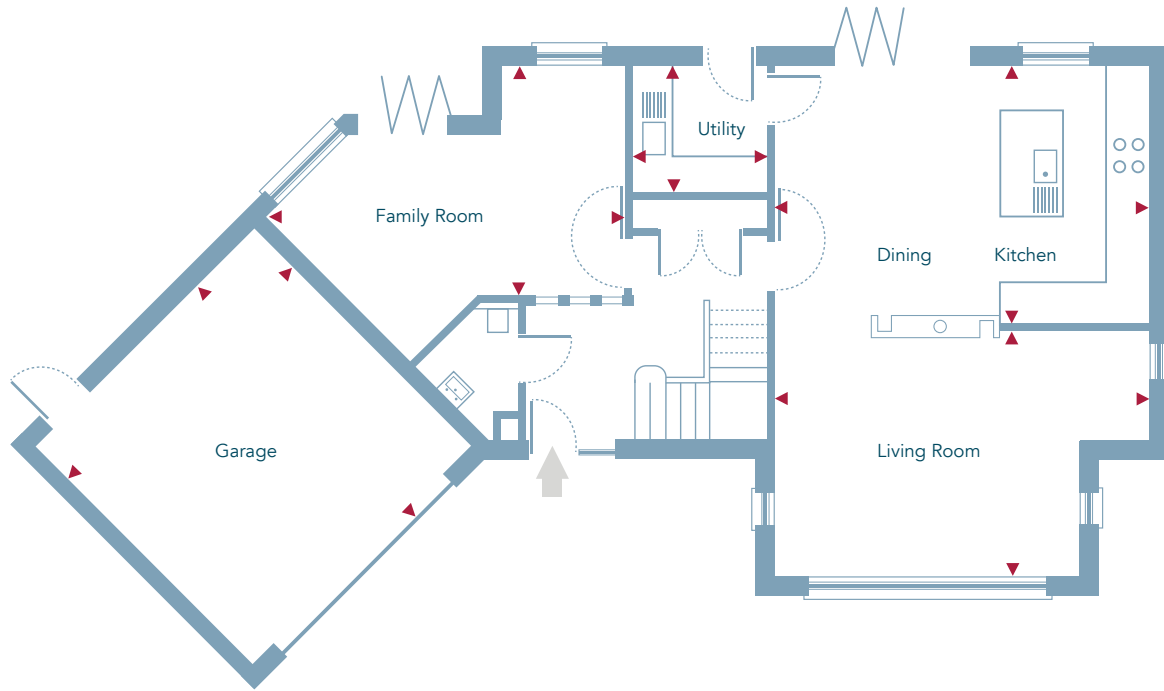


**The Yealm**  
4 bedroom, 3 bathroom  
detached house  
CGI of the Yealm



# Parsonage Lea

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## The Yealm

Kitchen/Dining	6.55	x	4.30	21'6"	x	14'2"	Dressing Room	2.81	x	1.34	9'3"	x	4'5"
Utility	2.36	x	2.19	7'9"	x	7'3"	Bedroom 2	4.04	x	3.71	13'3"	x	12'2"
Living Room	6.55	x	4.51	21'6"	x	14'10"	Bedroom 3	3.52	x	2.84	11'7"	x	9'4"
Family Room	6.29	x	3.99	20'8"	x	13'2"	Bedroom 4	3.56	x	2.17	11'8"	x	7'2"
Master Bedroom	5.35	x	3.41	17'7"	x	11'2"	Garage	5.69	x	5.53	18'8"	x	18'2"
Master En-Suite	2.69	x	2.44	8'10"	x	8'0"							



## The Harboure

4 bedroom, 3 bathroom  
detached house

CGI of the Harboure



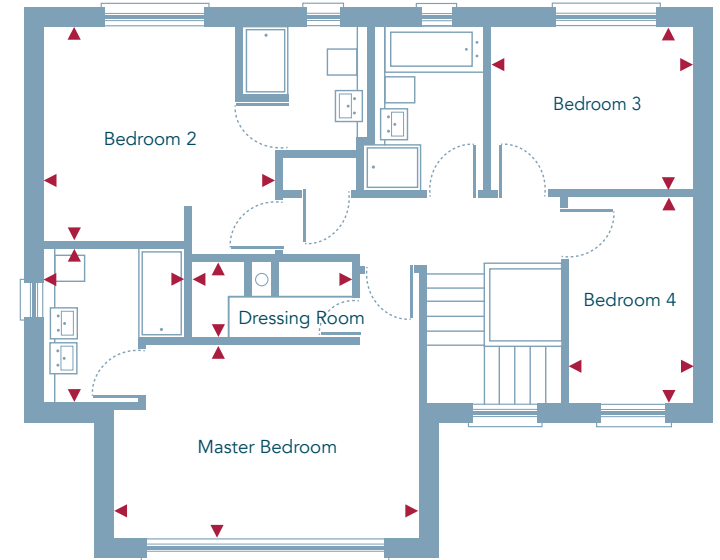
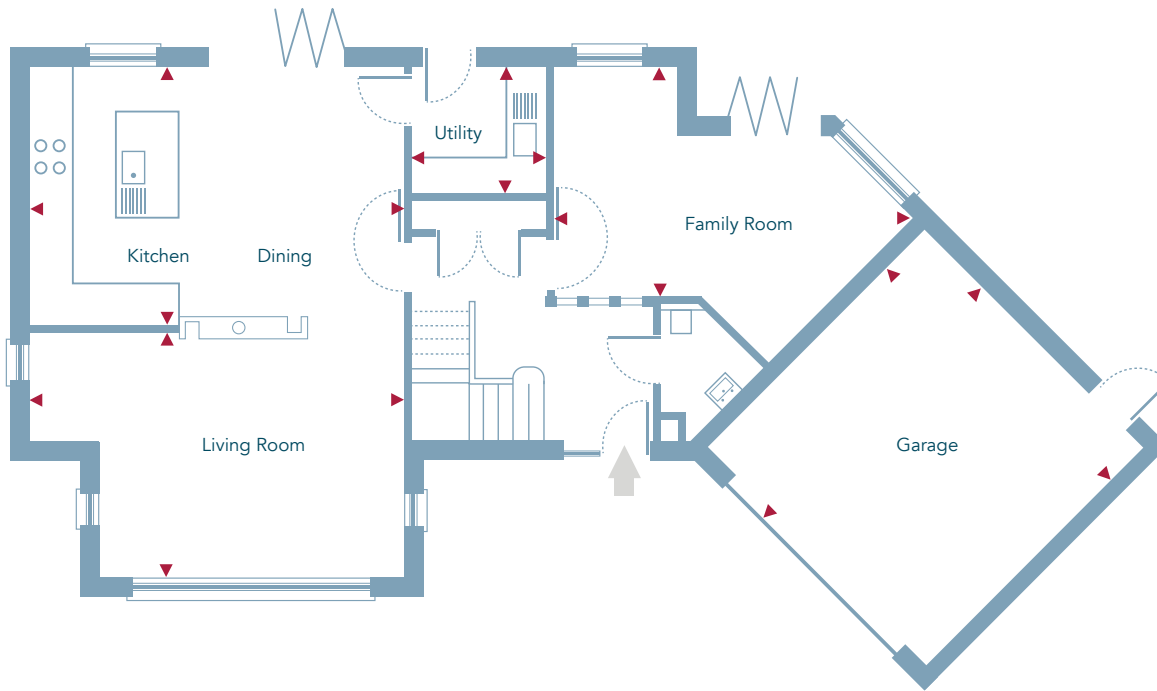
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## The Harbourne

Kitchen/Dining	6.55	x	4.30	21'6"	x	14'2"	Dressing Room	2.81	x	1.34	9'3"	x	4'5"
Utility	2.36	x	2.19	7'9"	x	7'3"	Bedroom 2	4.04	x	3.71	13'3"	x	12'2"
Living Room	6.55	x	4.51	21'6"	x	14'10"	Bedroom 3	3.52	x	2.84	11'7"	x	9'4"
Family Room	6.29	x	3.99	20'8"	x	13'2"	Bedroom 4	3.56	x	2.17	11'8"	x	7'2"
Master Bedroom	5.35	x	3.41	17'7"	x	11'2"	Garage	5.69	x	5.53	18'8"	x	18'2"
Master En-Suite	2.69	x	2.44	8'10"	x	8'0"							



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## SPECIFICATION

### KITCHEN

Kitchen with feature island and breakfast bar

Quartz work surfaces with splashback to hob

Feature LED lighting under wall units and along plinths

Range of Integrated Neff appliances including:

- 2 x 'Slide and Hide' single stainless steel fan ovens
- Steam oven and a Combination oven/microwave
- Induction hob
- Tall larder fridge
- Tall frost-free freezer
- Dishwasher

Wine cooler and instant hot water tap

Stainless steel one and half bowl sinks

### UTILITY

Neff Integrated washing machine

Space for tumble dryer

Quartz work surfaces

Stainless steel sink

### FAMILY BATHROOM AND EN-SUITE SHOWER ROOMS

Luxury bath and shower rooms with white sanitaryware

Half height tiling to all walls - full height in shower enclosure

Rainhead shower and chrome plated heated towel radiator

Illuminated /demisting mirror with shaver socket

Wall hung vanity units with drawers

### DRESSING ROOM OFF MASTER BEDROOM

Fitted with open fronted units to provide hanging and storage

### ELECTRICAL

Ample double sockets and USB double sockets

High level TV points throughout

CAT 6 Data point in all rooms wired back to patch panel

5 amp lamp circuit in living room

Sensor night lighting in bathroom and en-suites

Recessed LED lights in kitchen/dining, utility, cloakroom, bathroom, en-suites and dressing room

Outside lights to front and garages on dusk till dawn sensors

RING video Door Bell Pro

BT fibre connectivity

Electrically operated insulated sectional garage door

Weatherproof outside socket for rear garden use

Electric car charging point in garage

### INTERNAL FEATURES

Stovax double sided woodburner

Feature Oak staircase with glass balustrading

Stylish flush oak finished doors

Engineered Oak flooring in living room and family room (also in study - The Dart only)

Ceramic floor tiles in kitchen/dining room, utility, hallway, cloakroom, bathroom and en-suites



### EXTERNAL FEATURES

Crisp white self-coloured render

Feature Cedral weatherboarding

All garden areas turfed

Block paved driveways with stone wall features in front gardens

uPVC anthracite grey double-glazed windows

Co-ordinating anthracite grey bi-fold doors

### GAS HEATING

Underfloor heating on ground floor and first floor

### CENTRAL RELAXATION GARDEN

A green space to enjoy with a feature pergola and seating

### MANAGEMENT COMPANY

A management company will be responsible for the maintenance of any areas not conveyed to the individual properties including the Central Relaxation Garden - please ask for further information.

### GUARANTEE

A full NHBC 10 year warranty. Each home will be independently surveyed during the course of construction by NHBC who will issue their certificate upon completion of the home.

All new homes will be sold in accordance with the Consumer Code for home builders. Please refer to [www.consumercodesforhomebuilders.com](http://www.consumercodesforhomebuilders.com) or ask the Home Buying Advisor for further information

### NOTES:

Choice of finishes and fitments detailed in this specification are only available where stage of construction permits. Under the provision of the Property Misdescriptions Act 1991 prospective purchasers are advised that the design dimensions quoted are approximate having been prepared from Architect's working drawings.

Variations may occur in construction due to tolerances on materials or working practices. Purchasers should, therefore, satisfy themselves at the time of construction as to the actual finished dimensions.

Elevational treatments, window arrangements and materials may vary from plot to plot.

Requests for alterations which would affect the external appearance of a property cannot be accommodated as such alteration could require further planning approval and might adversely affect the carefully considered and cohesive design concept for the development.

These particulars are produced in good faith and believed to be correct at the time of going to print. They do not constitute any part of a contract and purchasers are advised to check salient details for themselves.

Prior to exchange of contracts, purchasers will be required to inspect the working drawings for the property they are purchasing and confirm that they are satisfied regarding the details.

Established in 1974 and with nearly 50 years' experience in delivering high quality new homes, Pearce Fine Homes has for many years been a leader in incorporating modern design and technologies in new homes. Our aesthetically pleasing homes complement the surrounding area and combine contemporary finishes with open plan living spaces to suit modern family lifestyles. Working closely with local professionals and suppliers, we continue to source quality materials and fitments to build energy efficient homes that reduce carbon emissions and support a sustainable future.

Now more than ever, the future of property development has come into focus. As a new home builder, we have an important role to play in combatting climate change by reducing our impact and safeguarding our environment. That is why we are making sure that sustainability is at the heart of our projects, resulting in our build processes becoming greener.

We are committed to reducing our carbon footprint wherever possible, whilst providing each homeowner with economic and sustainable homes for the future. As a family-run business, we are delighted to be making our contribution to tackling climate change and consider that collaboration is essential for successful and sustainable regeneration.



“ Pearce Fine Homes understands the importance of building sustainable developments for the future. As a family business, our aim is for our legacy to last so local people can continue to benefit from and enjoy sustainable communities ”

*Ben Pearce, Managing Director*



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Photography courtesy of: Neville Stanik & Shutterstock

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