

WHISPERS, MANOR BOURNE SOUTH DEVON COAST




MARCHAND PETIT
COASTAL, TOWN & COUNTRY

**Whispers | Manor Bourne | Down Thomas
Plymouth | Devon | PL9 0AS**

Mileages

Down Thomas Village 0.5 miles | Wembury 3 miles |
Plymouth Mainline Train Station: 7.5 miles |
A38 (Plympton Junction) 7 miles
(distances approximate).

Accommodation

Ground Floor

Entrance Hall | Sitting/Dining Room | Kitchen | Utility |
Guest Cloakroom | Three Bedrooms |
Family Bathroom |

Outside

Double Garage with Home Office (with underfloor
heating) and WC | Driveway Parking |
Two Garden Sheds | Large Level Garden

Prime Waterfront & Country House

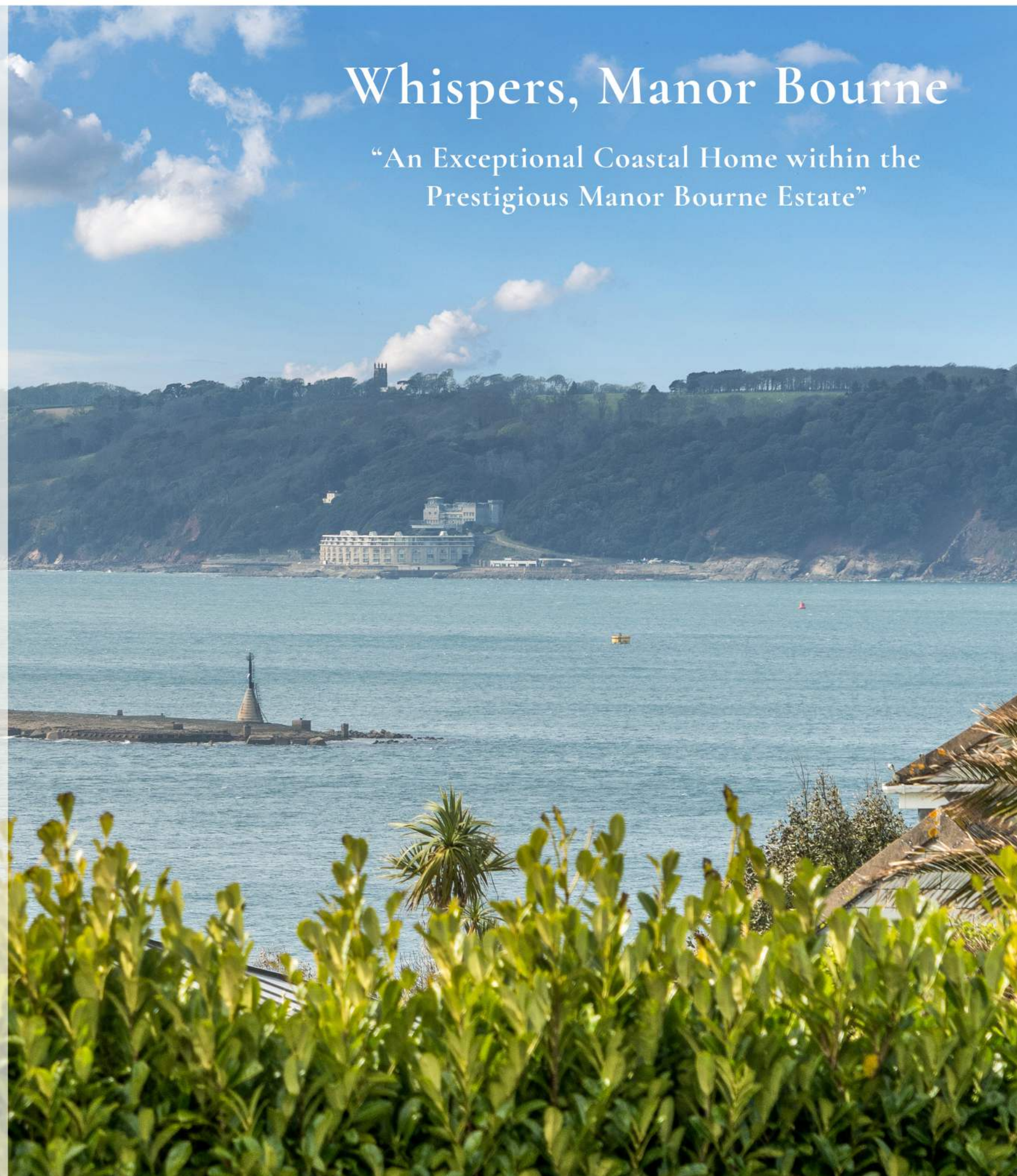
01548 855590 | pwch@marchandpetit.co.uk
94 Fore St, Kingsbridge TQ7 1PP

Newton Ferrers Office

01752 873311 | nertonferrers@marchandpetit.co.uk
The Green, Parsonage Road, Newton Ferrers, Devon,
PL8 1AT

Whispers, Manor Bourne

“An Exceptional Coastal Home within the
Prestigious Manor Bourne Estate”



Positioned high above Bovisand Bay with spectacular views across the Sound, the Breakwater and far out to the Eddystone Lighthouse, Whispers occupies an extraordinary position in a part of South Devon known for its natural beauty and coastal tranquillity. Set within one of South Devon's most discreet and exclusive private estates, Whispers is a rare offering. The Manor Bourne estate is home to just eight individually designed residences.

What sets Manor Bourne apart is not only the exceptional architectural quality of the homes and the privacy they enjoy, but also the rare privilege granted to its residents: shared ownership of Andurns Brake, a protected 4.5-acre stretch of coastal frontage that offers both a natural buffer and a sense of stewardship over the surrounding landscape. A private footpath leads directly from the estate to the South West Coast Path, connecting the homes here to miles of unspoiled shoreline and secluded beaches.

Whispers has remained in the same family since it was lovingly designed and built by its owners over half a century ago. Now, for the first time, this remarkable home is offered for sale—presenting an opportunity to join a community that values space, privacy, and an intimate connection to the coast.

Whispers sits within just under half of an acre of private gardens, carefully positioned to capture sweeping views across the sea—from Penlee Point and Rame Head in Cornwall, across the Sound and Breakwater, and out to sea beyond the Eddystone Lighthouse. A short walk leads to Bovisand Beach, while a network of local footpaths and green lanes connects the estate to other beaches and headland walks. The nearby village of Down Thomas (approximately half a mile away) lies within an officially designated Area of Outstanding Natural Beauty and includes a well-stocked village shop, post office, and The Mussel Inn—a popular gastro pub.

The area is well-served by both amenities and infrastructure. Primary schooling is available in nearby Wembury, with further services in Plymstock (three miles away). Plymouth, just six miles to the north, offers mainline rail links to London, a regional hospital, marinas, a university, and theatres. Bus services, including school routes, run through the village.

Built in the 1970s and thoughtfully maintained ever since, Whispers is a detached three-bedroom home with an open, flowing layout and a strong connection to its coastal setting. Constructed in warm red brick and accented with local stone, the house blends comfortably into its surroundings, set within a generous plot of lawned gardens and mature planting, with spectacular countryside and sea views. A detached double garage complements the house, built in matching materials, and contains an excellent home office space with its own WC—ideal for remote working or, subject to the necessary consents, conversion to an annexe.





Inside, the main reception space is arranged to maximise the incredible sea views, with large picture windows drawing in natural light and framing the seascape beyond. A feature fireplace anchors the room—built from local stone, it incorporates a deep hearth and display recess, and extends into matching window seats on either side. The wood-panelled ceiling and exposed beam overhead add warmth and texture, creating a comfortable living space with a gentle nod to its mid-century roots.

The dining area is partially open to the kitchen, allowing for sociable living and a continuity of the sea views. The kitchen itself has been arranged to balance practicality with outlook, offering sea views to the front and countryside vistas to the rear. A utility room lies just off the kitchen.

There are three bedrooms in total: two facing the sea to the front, and a third at the rear with peaceful countryside views. A family bathroom completes the internal accommodation.

The level plot is both rare and valuable along this stretch of coastline. Gardens extend on all sides of the house, offering a combination of sheltered seating areas, lawns, and mature planting. The rear boundary merges seamlessly into the surrounding fields, enhancing the sense of seclusion and space. A large garden shed sits discreetly to one side. Originally formed from two generous plots, the site is larger than most along this coast. While a restrictive covenant permits only one dwelling, the breadth and position of the plot offer real scope for a future redesign or rebuild (subject to the necessary permissions). A further storey, for instance, could unlock even more commanding sea views. Few opportunities remain to make an architectural mark in such a location.



“The breadth and position of the plot offers real scope for a future redesign or rebuild. Few opportunities remain to make an architectural mark in such a location”



Property Details

Management Company Charge	A 1/8 payment totalling £375 per annum (2024 Charge) is paid to Crown Management Services, each property has an equal 1/8 share within the management company. For Insurance, accountancy, management charges and general maintenance of the communal areas only.
Services:	Mains Electricity and Water. Electric Underfloor Heating. Electric Immersion Hot Water. Private Drainage
EPC Rating:	G
Council Tax:	Band G
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

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.

Directions

From the south eastern edge of Plymouth, take the A379 Kingsbridge Road to The Elburton Hotel. At the roundabout, turn right, signposted to Wembury. Continue through Elburton's shopping area for approximately half a mile to a crossroads. Turn left here, following signs for Wembury (Wembury Road). Just before the filling station on your right, turn right. Continue until reaching a large sports club on the left. At the T-junction, turn left onto Staddiscombe Road and proceed until you reach open countryside. As the road rises with high banks, turn right at the top, signposted to Down Thomas. Drive into the village and turn right into Manor Bourne Road, just after the barn conversions and beside the village shop. Continue over the hill and down the other side; the private entrance to the Manor Bourne estate will be directly ahead. Access beyond the gates is by appointment only. Once inside, Whispers will be found on the left-hand side.

Viewing

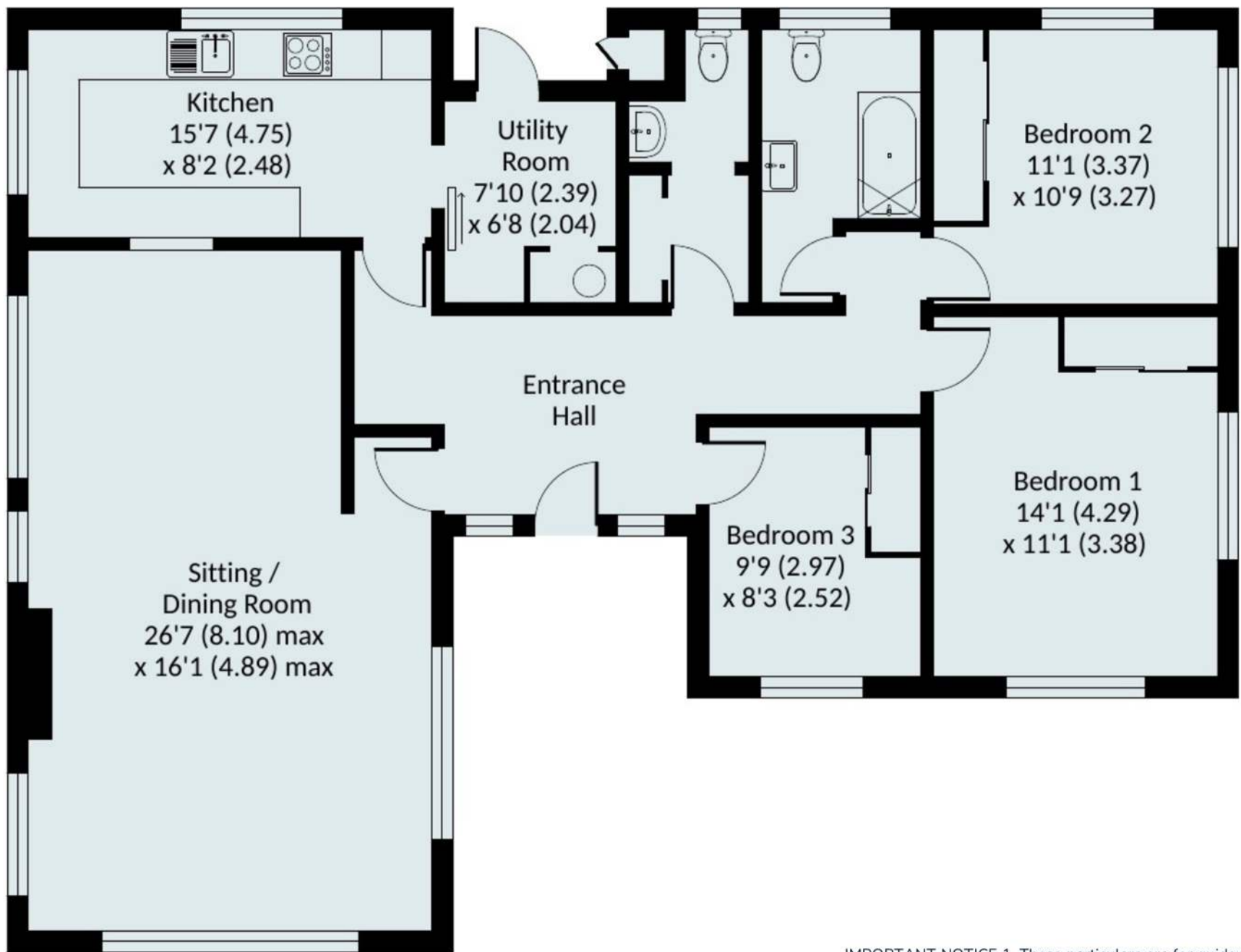
Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311.



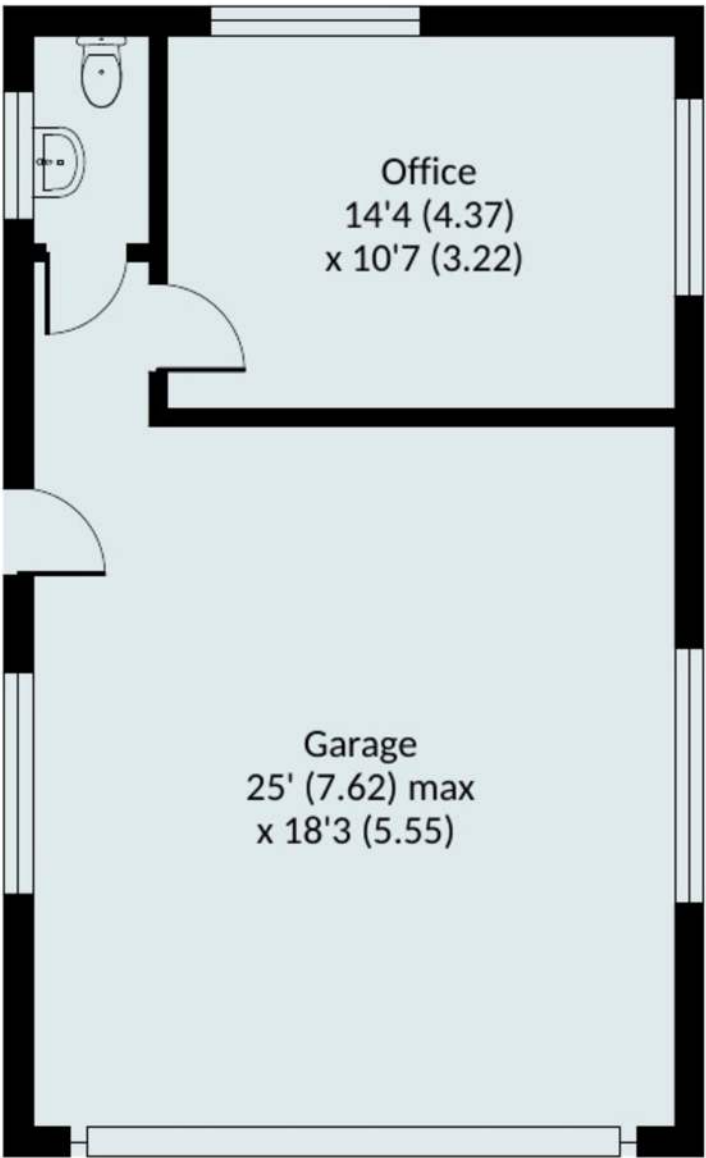
Floor Plans



Approximate Area = 1233 sq ft / 114.5 sq m (excludes store)
Garage = 558 sq ft / 51.8 sq m
Total = 1791 sq ft / 166.3 sq m
For identification only - Not to scale



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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Newton Ferrers Office
01752 873311 | newtonferrers@marchandpetit.co.uk

MARCHANDPETIT.CO.UK

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

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01548 855590