



MARINERS
YARMER ESTATE, THURLESTONE


MARCHAND PETIT
COASTAL, TOWN & COUNTRY

The Yarmer Estate

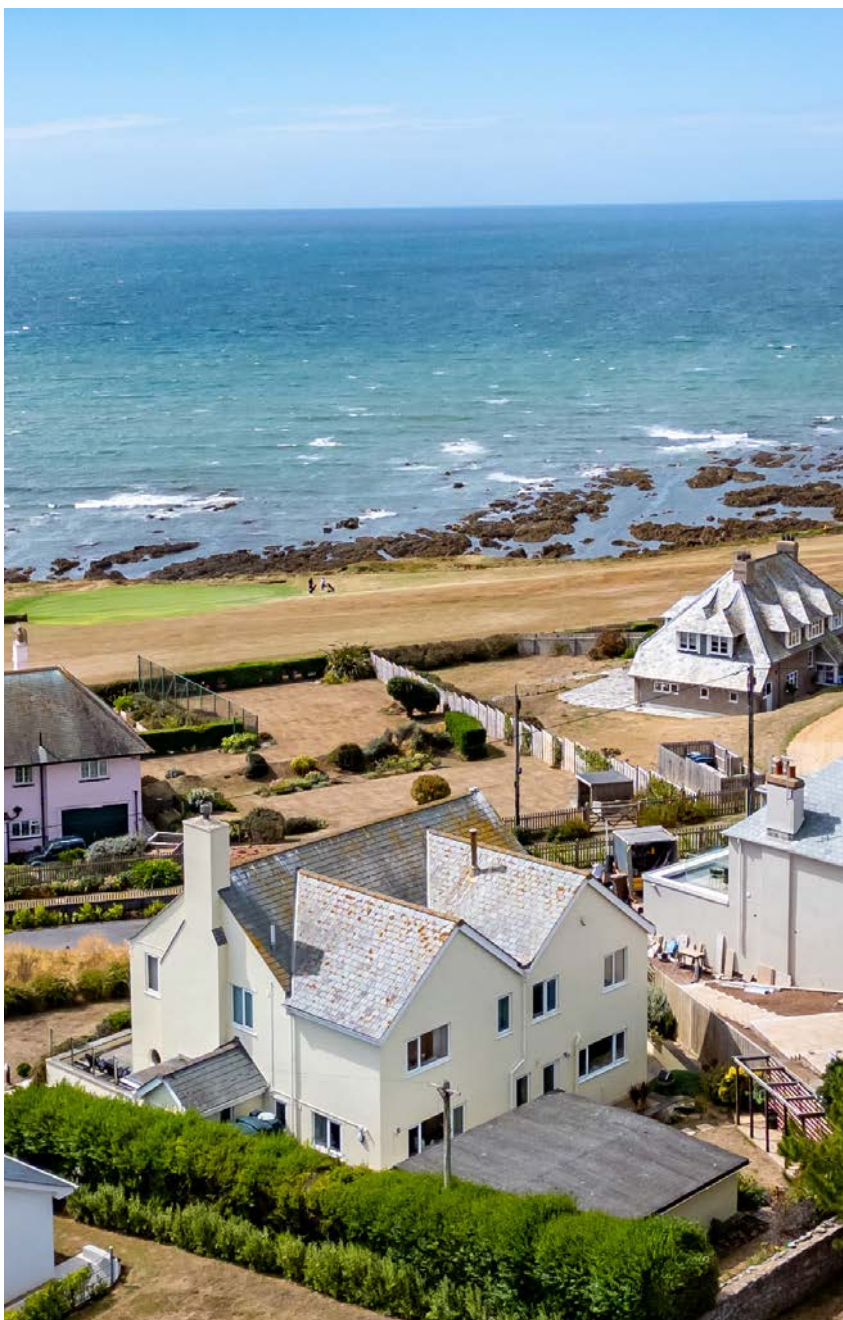
From its elevated position on the Yarmer Estate, Mariners looks across the fairways of Thurlestone Golf Club to the coastline and open sea. The outlook reaches towards Thurlestone Rock, with the changing light, weather and colour of the coast providing a constant backdrop to the house.

Few settings bring together this degree of privacy and such immediate access to the best of Thurlestone. The golf course lies below, the beaches at Thurlestone and South Milton are close at hand, and the South West Coast Path opens onto miles of coastline.





An exceptional costal position



At a glance

Mariners is a substantial detached home occupying an exceptional position within one of Thurlestone's most highly regarded estates. Arranged over two floors, the five-bedroom house has been planned around its outlook, with its principal rooms and outdoor spaces opening towards the golf course, coastline and sea.

KEY FEATURES

- ▶ Prestigious position on the Yarmer Estate
- ▶ Panoramic views over Thurlestone Golf Club, the coastline and sea
- ▶ Five double bedrooms, including three with direct sea views; one opens onto a full balcony and two have Juliet balconies.
- ▶ Sitting room, study, dining room and glazed snug
- ▶ Landscaped gardens, terrace, and raised beds
- ▶ Generous parking, detached double garage and substantial detached outbuilding, formerly a double garage

The property

Approached over a private drive, Mariners is discreetly positioned within its grounds, with generous parking and access to a detached double garage with an electric door and seedum roof. The drive leads through the established planting towards the house, giving the arrival a calm and private character.

Mature boundaries provide a pleasing sense of separation from neighbouring properties, while the rendered elevations, simple rooflines and generous areas of glazing give the house a clean, understated appearance. The entrance is positioned discreetly to one side, preserving the open character of the principal elevation.

An enclosed porch opens into a broad central hall, providing a clear and welcoming introduction to the accommodation. From here, the ground-floor rooms are arranged with an easy and intuitive flow, creating a natural transition from the entrance into the principal living spaces.



▶ A private approach with mature boundaries





▶ The outlook, visible from the terrace and throughout the ground floor

Framing the **view**

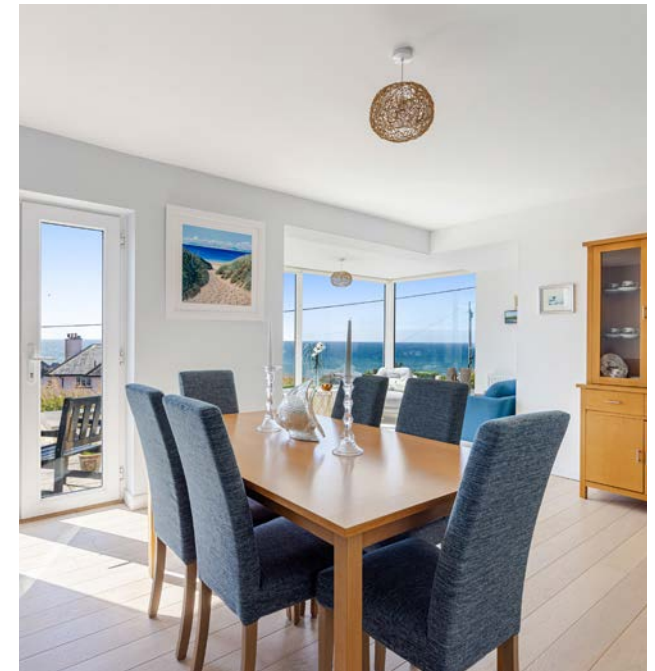
The sitting room is an elegant and comfortable space, equally suited to quiet evenings beside the wood burner and larger gatherings. Wide glazed doors open directly onto the terrace, with the outlook remaining the natural focal point of the room.

A separate study provides a quieter place in which to work, read or withdraw from the principal reception spaces.

Throughout the ground floor, broad openings and glazed connections allow the light and landscape to remain present as one moves through the house.



Made for gathering



The kitchen

This area is light, well proportioned and designed for everyday use, with generous work surfaces and an adjoining utility room. Its open connection to the rest of the ground floor allows the sea and sky to remain present even in the practical heart of the house.

The glazed snug

Glazed doors lead from the kitchen to the dining room, where French doors open onto the terrace. Beyond, the glazed snug forms a natural extension to the entertaining space. Together, these rooms accommodate everything from informal breakfasts to long lunches and evenings with family and friends, always with the landscape close at hand.





► The principal suite, with views across the golf course and out to sea

The principal suite

The principal bedroom is positioned to make the most of the outlook, with glazed doors framing the coastline and opening onto a Juliet balcony. From here, views extend across Thurlestone Golf Club and the surrounding coast to the open sea. Filled with natural light and served by an en-suite bathroom, the bedroom forms a private retreat within the house.





The remaining bedrooms

The remaining four bedrooms are all generous doubles, providing flexible accommodation for family and guests. One has its own en-suite bathroom and a balcony, while the other three are served by the family bathroom.

In total, three of the five bedrooms enjoy direct sea views. Arranged around the central landing, the rooms offer a useful balance of outlook and privacy, making the first floor equally suited to family life, visiting guests and longer coastal stays.



Space for family, guests and everyday life.



Beyond the walls

The principal terrace is an outstanding place for outdoor dining and entertaining. It opens directly from the reception rooms, with the view travelling across the lawn and golf course to the coast and sea beyond.





The gardens

The gardens are thoughtfully landscaped and maintained, combining lawns, established planting and mature boundaries to create a sheltered and private setting around the house.

A substantial detached building, formerly used as a double garage, provides valuable additional space. Subject to the necessary consents, it could lend itself to use as a studio, games room, home office or for another ancillary purpose.





The essential details

The Yarmer Estate is one of Thurlestone's most desirable private addresses, with properties rarely coming to market. Mariners is close to the village, golf course and beaches, as well as some of the most celebrated scenery on the South Devon coast

Thurlestone combines an unspoilt village atmosphere with a strong local community. Amenities include a village shop and post office, church, pub and highly regarded primary

school, together with the renowned Thurlestone Hotel and its spa and leisure facilities.

The sandy beaches at Thurlestone, South Milton and Bantham are within easy reach, while the South West Coast Path offers miles of coastal walking. Kingsbridge provides a wider selection of independent shops, restaurants and everyday services.

Local Authority	South Hams District Council
EPC	Current - C (71) • Potential - C (77)
Tenure	Freehold
Council Tax	Band G
Services	Mains water, electricity and drainage. Oil fired central heating and solar panels.

Directions

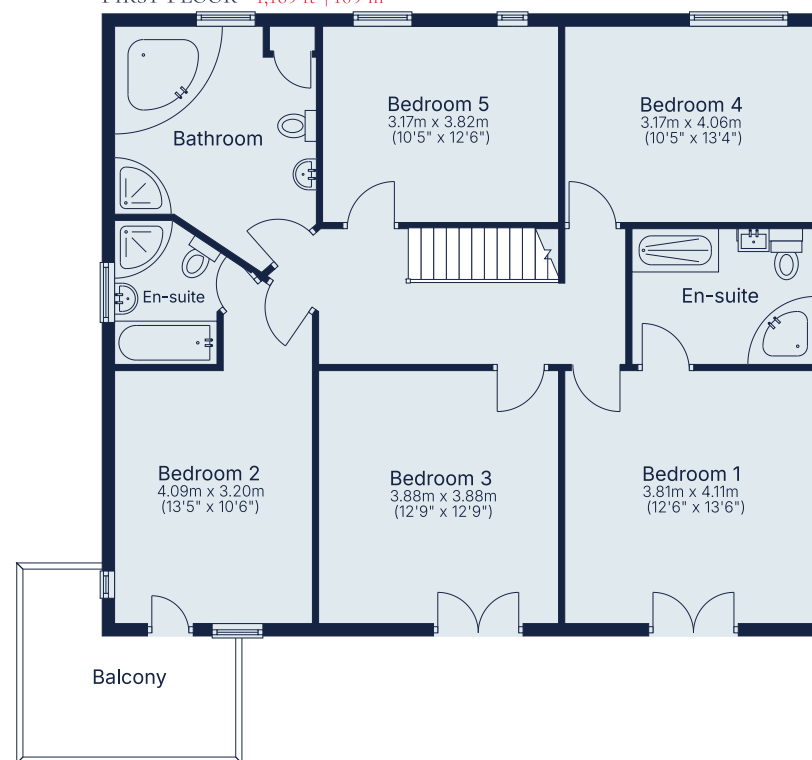
From Kingsbridge, take the Salcombe Road out of town and continue through West Alvington. Turn right at the signpost for Plymouth and Thurlestone, then follow the signs to Thurlestone. Continue past the primary school, the Village Inn and Thurlestone Hotel. Follow the road to the left, pass Merchants Garden on your left and turn right into Ilbert Road. Continue into the Yarmer Estate; Mariners is a short distance along on the right.

/// rates.relations.atlas

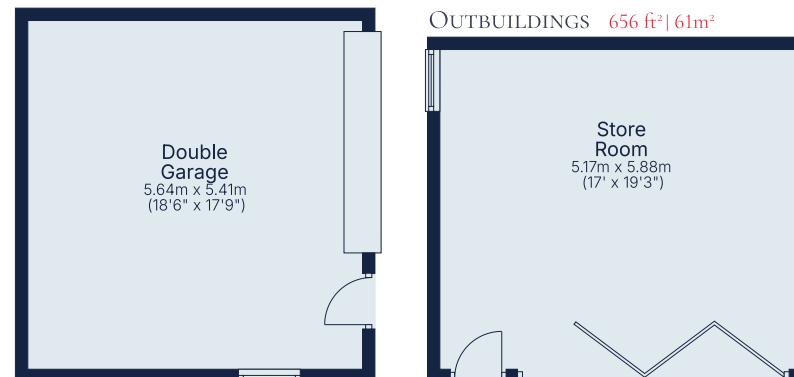
GROUND FLOOR 1,305 ft² | 121 m²



FIRST FLOOR 1,169 ft² | 109 m²



OUTBUILDINGS 656 ft² | 61m²



MARINERS

Total area: approx. 3,129ft² | 291m²

FOR IDENTIFICATION ONLY - NOT TO SCALE

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MARCHAND PETIT
 COASTAL, TOWN & COUNTRY

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