

109 SOUTHLAND PARK ROAD WEMBURY



MARCHAND PETIT
COASTAL, TOWN & COUNTRY



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**109 Southland Park Road | Wembury |
Plymouth | Devon | PL9 0HH**

A detached two-bedroom bungalow with wonderfully flexible accommodation of approximately 1,133 sq ft, enjoying far-reaching views towards Wembury Church, the sea and the Mewstone, together with a private established garden, car port and garage. Within walking distance of Wembury Beach and village amenities and offered with no onward chain.

Mileages

Wembury Beach (National Trust) 0.8 miles; Plymouth Yacht Haven Marina 4.7 miles; Plymouth City Centre and Waterfront 6 miles; A38 5.3 miles.
(All mileages are approximate)

Accommodation

Ground Floor

Entrance Hall, Sitting / Dining Room, Kitchen, Two Bedrooms, Family Bathroom, Study, Shower Room, Conservatory

Outside

Garden, Driveway, Carport, Garage

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers, Devon, PL8 1AT

The Property

Enjoying an appealing position within the coastal village of Wembury, the property is a detached bungalow with an outlook that immediately sets it apart. From the house there are far-reaching views across the surrounding countryside towards Wembury Church, the sea and the unmistakable outline of the Mewstone, while the beach, coast and everyday village amenities are all within walking distance.

Extending to approximately 1,133 sq ft, the accommodation is more generous and versatile than its two-bedroom description might initially suggest. The house has been extended over time to create additional living and working space, resulting in a layout that could adapt particularly well to different stages of life.

The principal living space takes full advantage of the setting. A generous L-shaped sitting and dining room provides plenty of room for comfortable seating and a dining table, with windows to two elevations bringing in excellent natural light and, importantly, drawing the surrounding landscape and coastal outlook into the room. The fireplace forms a natural focal point, but it is the views towards the sea, Wembury Church and the Mewstone that give the room appeal.

The kitchen sits immediately alongside the dining area and is also independently accessible from the central entrance hall, allowing the main living accommodation to work easily for both everyday life and entertaining.

Beyond the living areas, the bedroom accommodation has an unusual degree of flexibility. There are two good double bedrooms, together with an additional study/dressing room, conservatory, main bathroom and separate shower room.

One of the bedrooms opens into the study/dressing room beyond, creating a particularly useful extension to the bedroom accommodation. The study/dressing room has its own shower room and direct internal access into the garage.

The second double bedroom opens into the conservatory, which overlooks and provides direct access to the rear garden. The conservatory also connects with the study, bringing the spaces at the rear of the house together and creating a flexible sequence of rooms with a strong connection to the garden.

This arrangement provides considerable choice in how the bungalow is enjoyed. It could work particularly well as two bedrooms with separate study and additional sitting space, or the rooms could be used to create a more generous principal bedroom arrangement with dressing, shower and garden room spaces alongside. For those working from home, wanting room for visiting family or simply looking for more than the conventional two-bedroom bungalow layout, there is plenty of versatility.

A separate main bathroom serves the bedrooms, while the property benefits from double glazing and gas-fired central heating.

Gardens & Grounds

Outside space is an important part of the appeal of the property.

The rear garden is private, established and well enclosed, combining areas of lawn and paved seating with mature shrubs and planting. Its established boundaries give a pleasing sense of privacy and shelter, while the conservatory provides an easy connection between the house and garden. There are several areas from which to sit outside and the outlook opens once again towards the sea and Wembury Church.



For anyone drawn to Wembury for the lifestyle, being able to return from a walk on the coast or morning at the beach and enjoy the garden at home is a particularly attractive combination.

To the front there is off-road parking and a covered car port leading to the garage. At approximately 26'8" in length, the garage offers excellent space for a vehicle together with workshop, storage, bikes, paddleboards and the equipment that naturally comes with living close to the coast. An internal door connects the garage directly with the study.

The Setting

Wembury is one of South Devon's most appealing coastal villages, combining an active local community with an exceptional natural setting between the countryside and sea.

One of the particular advantages of Southland Park Road is the ability to enjoy much of village life on foot. Wembury's village amenities, including its shop and Post Office and local pub, are within walking distance, as is Wembury Beach and the bus stops in the road adding further convenience.

The village has a good primary school, rated positively by Ofsted, as well as an excellent doctor's surgery. Wembury also has a well-used village hall, with many local societies and clubs making use of the facilities for everything from sports and lectures to plays and other community events. The parish magazine is a mine of local information, providing details not only of forthcoming events but also useful local contacts and recommendations, including help with home maintenance.

The walk down towards the coast brings you into one of the area's most recognisable landscapes, with Wembury Church sitting just above the shoreline and the Great Mewstone forming a dramatic backdrop out to sea. Wembury Beach is well known for its rock pools and provides an excellent starting point for exploring the surrounding coastline. Swimming, kayaking, snorkelling and days spent simply enjoying the beach are all part of life here, while the Old Mill Café beside the beach provides an inviting stopping point after a coastal walk.

The South West Coast Path runs through Wembury, opening up miles of walking in both directions and some exceptional views across Wembury Bay. There are routes towards Wembury Point and Heybrook Bay to the west and towards the Yealm Estuary and the countryside surrounding Noss Mayo to the east. For dog walkers and anyone who enjoys being outside, having the coast and countryside so readily accessible makes this an especially enjoyable place to live. Equally, being able to see the sea and Mewstone from home means the connection with the landscape is part of everyday life rather than something that has to be sought out at weekends.

Wembury also benefits from an hourly bus service during the day into and back from Plymouth via Plymstock, while a local taxi company provides an additional option for getting around. The village also has a primary school and recreation facilities, with a wider range of shops and services available in nearby Plymstock. Plymouth is within straightforward reach for more extensive shopping, leisure, cultural facilities and mainline rail connections.

It is this combination that gives Wembury its enduring appeal: a genuine village community, immediate access to the South Devon coastline and countryside, yet with the city and its wider facilities still readily accessible.





Property Details

Services:	Mains electricity, water, gas and drainage. Gas-fired central heating.
EPC Rating:	Current: D - 60, Potential: C - 74, Rating: D
Council Tax:	Band D
Tenure:	Freehold
Authority:	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE, Tel: 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 A379 at The Elburton Hotel roundabout, take the road to Wembury. Pass through Elburton Village, and at the crossroads (traffic lights) turn left towards Wembury. Upon reaching Wembury, continue past The Odd Wheel pub continue following the road and continuing down church road. Take the third right in to Southland Park Road, and the property is on the left handside.

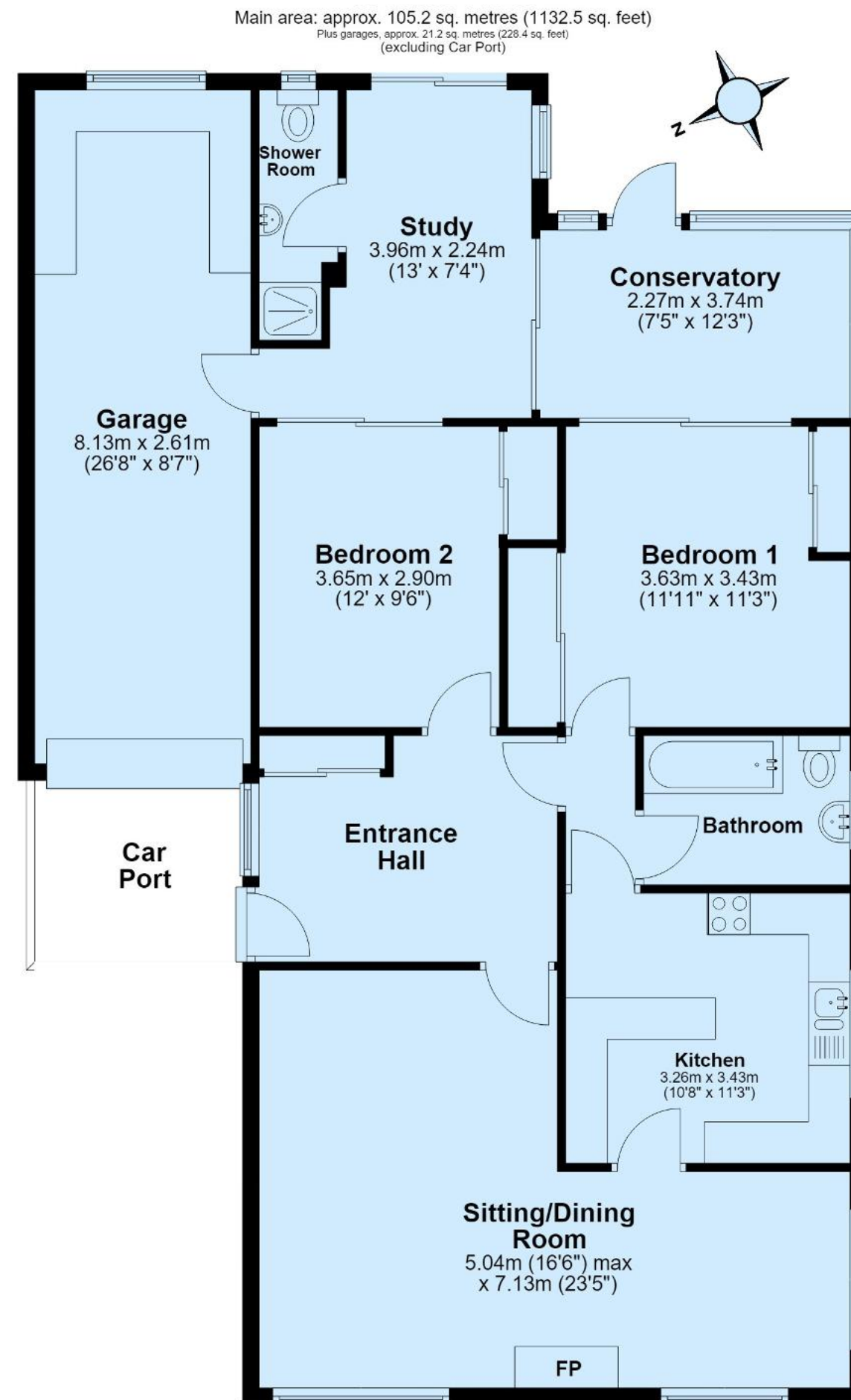
Viewing

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

Key Features:

- Detached bungalow in a sought-after coastal village
- Far-reaching views towards Wembury Church, the sea and the Mewstone,
- Approximately 1,133 sq ft of flexible accommodation
- Two double bedrooms, study/dressing room and two bath/shower rooms
- Conservatory opening onto the private rear garden
- Car port and substantial 26'8" garage
- Walking distance of Wembury Beach and village amenities





Main area: Approx. 105.2 sq. metres (1132.5 sq. feet)
Plus garages, approx. 21.2 sq. metres (228.4 sq. feet)

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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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