

# ADAGIO HEYBROOK BAY



MARCHAND PETIT  
COASTAL, TOWN & COUNTRY

---



# MARCHAND PETIT

COASTAL, TOWN & COUNTRY

## Adagio | Renney Road | Heybrook Bay | Devon | PL9 0BD

A contemporary detached bungalow with panoramic views and sunsets across Plymouth Sound to the city and the Rame Peninsula. High-spec Nolte kitchen, open-plan living, four bedrooms (principal ensuite), garden home office, EV charging, close to the coastal footpath and beach.

### Mileages

Wembury - 2.5 miles, Bovisand Beach - 3.5 miles,  
Loca; Pubs & Restaurants - 0.6 miles, Plymouth City  
Centre - 6 miles, A38 - 6.5 miles, Exeter - 45 miles  
(All milages are approximate)

### Accommodation

#### Ground Floor

Open Plan Kitchen / Sitting / Dining Room, Snug,  
Bedroom with Ensuite, Three Further Bedrooms, Shower  
Room, Utility Room

#### Outside

Driveway, Garden, Garden Office / Summer House, Tool  
Hut

### Newton Ferrers Office

01752 873311 | [newtonferrers@marchandpetit.co.uk](mailto:newtonferrers@marchandpetit.co.uk)

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



True to its name, Adagio feels composed and design led. This contemporary bungalow is shaped around light, outlook and effortless day to day living, with sweeping panoramic views across Plymouth Sound towards the city and the Cornish Rame Peninsula. With fields in the foreground and the Sound beyond, it's the best of both worlds. It is a cinematic outlook in the truest sense: always moving, from sailing boats tracing the water by day to activity on the Sound, and the city lights beginning to glitter as dusk falls into golden hour.

Inside, the design feels refined and modern, while the setting brings its own rhythm. Step outside and the pace naturally softens, with the coastal footpath close by for Sunday walks to the beach and the pub, before drifting back home to the view. It is a place that makes weekends feel longer, calmer and genuinely restorative.

### The House

Set within one of the South Hams' most sought after coastal spots, Adagio is a detached bungalow with a strong contemporary feel and an outlook that's hard to rival. The sense of arrival is immediate, with an in and out, brick-paved driveway that frames the house neatly and allows easy parking and turning, complemented by an EV charging point.

Inside, the layout has been arranged to suit both everyday life and entertaining, with a clear emphasis on space, light and connection to the view.

### Living Spaces

At the centre is a generous kitchen, dining and living space, oriented towards the panorama. It's the kind of outlook that gently enriches everyday. A wide picture window sits above the sink, framing Plymouth Sound as a constant backdrop, while large sliding doors open straight onto the terrace and garden, so the room moves easily between inside and out. Herringbone-pattern flooring runs underfoot, and clean-lined lighting combines recessed spotlights with a soft ambient glow across the joinery.

The kitchen is a premium Nolte black oak design, anchored by a central island with a breakfast bar that naturally becomes the social focus of the room for morning coffee, a laptop, or a glass of wine while supper is underway. Full-height cabinetry keeps the elevation calm and streamlined, with integrated ovens set into the wall and illuminated display niches bringing warmth and depth. A Bora hob with integrated extraction maintains the clean lines, while NEFF appliances, including a Hide & Slide oven and microwave, underline the high-spec finish. Oak-toned detailing, including a feature wall with floating shelves, adds texture and an easy balance to the darker cabinetry, keeping the overall feel refined, modern and quietly inviting.

A separate sitting room offers a second place to retreat, ideal for quieter evenings or as a snug away from the main social space.

### Bedrooms, bathrooms and flexibility

There are four bedrooms in total, arranged to offer privacy and adaptability depending on how you want to live. The principal suite is complemented by a spa-like bathroom with a walk-in shower and freestanding bath, finished with underfloor heating for comfort. It's a space with a calm, pared-back confidence: stone-toned surfaces, clean geometry and a softly lit, hotel-like atmosphere. The bath sits beneath a wide window, and the walk-in shower is set behind frameless glass, keeping the room feeling open and quietly luxurious from morning through to evening.



A further shower room serves the remaining bedrooms, while a utility area sits alongside a space that could, if desired, lend itself to a secondary kitchen arrangement. It's a versatile section of the home with the potential to suit guests, multi-generational living or a more independent setup in the future, without feeling disconnected from the main living spaces.

### Outside space and garden studio

The rear garden is a real asset: private, established, and arranged for time outdoors. Just beyond the sliding doors in the open plan living area, a broad paved terrace sets the scene for dining and relaxed afternoons, with plenty of space to gather around a table as the light drops across the garden. Steps lead down to a central lawn framed by layered planting, evergreens and well-placed pots that soften the edges and bring a gently coastal feel. Boundaries are well screened, giving the garden a tucked-away quality that feels a world away once you're inside it.

Tucked towards the far end is the studio/home office, painted in a muted tone and fronted by generous glazing that brings in the light and the green outlook. With power, heating and Wi-Fi, it offers a genuinely workable setup for hybrid life, a dedicated home office, creative projects, or overflow space when friends arrive for the weekend.

### Location

Heybrook Bay is loved for its coastal atmosphere and direct access to the South West Coast Path, with a pebble beach on the doorstep and a well-regarded pub and restaurant nearby and beautiful sunsets over Plymouth Sound. The university city of Plymouth lies around ten miles away, while the sandy beaches of Wembury and Bovisand are close at hand. For day to day conveniences, Down Thomas is around a mile away with a broader range of local amenities.

### Key Features

- Panoramic sea views across Plymouth Sound to the city and the Cornish Rame Peninsula, animated by sailing boats, naval activity, evening lights and stunning sunsets
- Contemporary, design-led interiors with a refined modern finish that feels calm, current and effortless to live with.
- A generous open-plan hub bringing together kitchen, dining and living space, with the outlook enhancing everyday life and entertaining.
- Seamless inside-out living with wide sliding doors opening to the terrace and garden for long lunches, late sunsets and easy summer evenings.
- High-spec kitchen with Nolte black oak cabinetry, island and breakfast bar, Bora hob and integrated NEFF appliances for a sleek, social setup.
- Restful principal suite with a spa-like en-suite, freestanding bath, walk-in shower and underfloor heating for a hotel-level feel at home.
- Garden studio with power, heating and Wi-Fi, ideal as a dedicated home office or a creative retreat.
- Coastal lifestyle on the doorstep with the South West Coast Path close by for beach walks and pub lunches, and Devon's coastline at its best.





# Property Details

**Services:** Mains water, electricity, gas and drainage.

**EPC Rating:** Current: C - 74, Potential: B - 81, Rating: C

**Council Tax:** Band D

**Tenure:** Freehold

**Authority:** South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE, 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

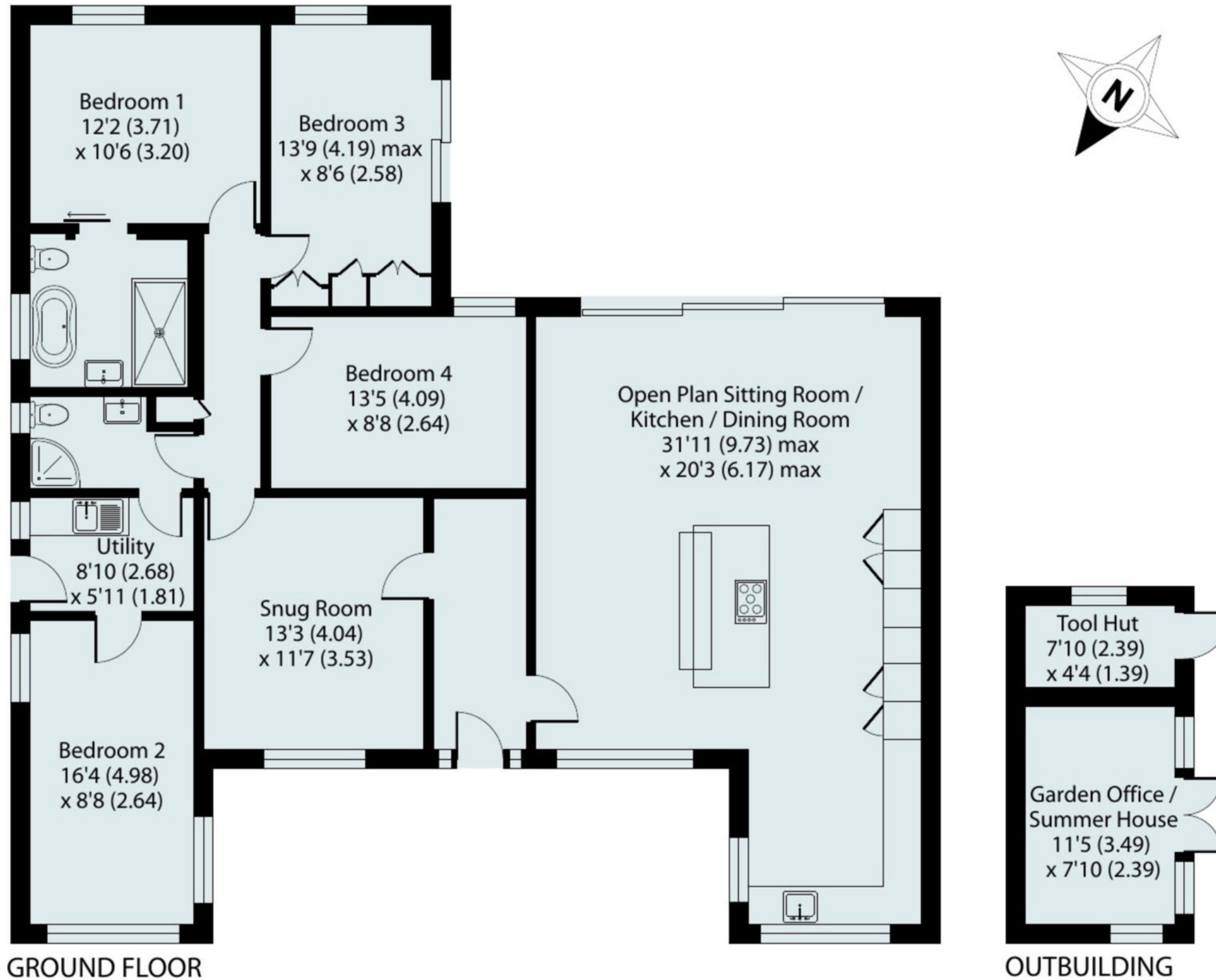
From the A379 in the south east corner of Plymouth, at the Elburton Hotel roundabout, take the road signposted towards Wembury. Pass through Elburton Village and at the following (crossroads) traffic lights turn left signed Wembury. At the filling station/local food store (at the top of the hill) turn right into Staddiscombe Road. At the T junction by the Staddy sports club turn left and proceed for about a mile until (in open country) reaching a turning on the right to Down Thomas. Continue through Down Thomas, passing the Mussel Inn on the left, and follow the road for 0.7 miles before finding Adagio on your left.

## Viewing

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



Approximate Area = 1549 sq ft / 143.9 sq m  
 Outbuilding = 124 sq ft / 11.5 sq m  
 Total = 1673 sq ft / 155.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Marchand Petit Ltd. REF: 1419096

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.



Dartmouth  
01803 839190

Kingsbridge  
01548 857588

Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
01548 844473

Totnes  
01803 847979

Lettings  
01548 855599

Prime Waterfront & Country House  
01548 855590