

# MEWSTONE VIEW WEMBURY



MARCHAND PETIT  
COASTAL, TOWN & COUNTRY

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# MARCHANT PETIT

COASTAL, TOWN & COUNTRY

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Mewstone View | 26 Beach View Crescent |  
Wembury | Devon | PL9 0HJ

## 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

Lower Ground Floor

Two bedrooms, Shower Room

Ground Floor

Lobby, Kitchen, Sitting / Dining Room, Bedroom, Shower

Room, Utility

First Floor

Bedroom with En-suite, Store Room

Outside

Garden, Sun Terrace, Shed

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## Newton Ferrers Office

01752873311 | [newtonferrers@marchandpetit.co.uk](mailto:newtonferrers@marchandpetit.co.uk)

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

MEWSTONE VIEW

Mewstone View is a superb coastal village  
point in the heart of the Devon coast.

Situated at the end of one of the most popular no-through roads in Wembury, Mewstone View enjoys a great vantage point in a private setting.

Stylishly remodeled to a high specification, this three storey, 4 bedroom house provides light and airy accommodation for the way we live today. With an impressive open plan, central living space the sitting room, dining and kitchen/breakfast areas are all nicely zoned and flow seamlessly out on to the balcony and generous outside decked terrace, ideal for entertaining. All the main rooms take advantage of the sweeping, panoramic views out across Wembury Bay and the iconic island Mewstone that the house is named after. A double bedroom, shower room and utility complete the accommodation on the middle floor, making it ideal for lateral living if needed, or providing a home office overlooking the ample parking in the generous gravel driveway.

Upstairs the master bedroom suite looks out to sea through the Juliette balcony. Two further double bedrooms on the lower ground floor share a well-appointed shower room, with the front room opening onto to a sheltered terrace and garden, where the lawn runs up to a wooden shed behind which the owners have installed electricity, water and sewerage. There is a sun terrace, with gated steps giving useful access to Church Road which leads down to the beach, church and South West Coastal path.

The large village of Wembury, boasts many amenities including a Post Office and Stores, The Odd Wheel pub, a thriving primary school, and a doctors' surgery. It is most well known for its National Trust owned beach, with the Wembury Marine Centre, and features rock-pools, and a café, and adjacent landmark of St Werburgh's Church. The fabulous coastline, accessible by the South West Coast Path extend to the Yealm Estuary, Heybrook Bay and Bovisand. Away from tourist routes, Wembury, is a location that offers a "best of both worlds", surrounded by open country and yet is only about 3 miles from the amenities of the Plymouth suburb of Plymstock, and 6 miles from the City Centre and Waterfront.





## Key Features

- Glorious coastal views from principal rooms
- Light, airy and modern, high specification
- Excellent outside and entertaining areas
- Beautifully presented throughout
- Maximising the privacy and seclusion of the plot
- Spacious and functional driveway parking
- Not far from the beach and South West Coast Path

**“The fabulous coastline, accessible by the South West Coast Path extend to the Yealm Estuary, Heybrook Bay and Bovisand.”**





# Property Details

Services: Mains gas, electricity, water, etc  
EPC Rating: Current: 74 Potential: 84 Rating: C  
Council Tax: Band X  
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 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 into Southland Park Road, and take the 3rd road on the left which is Beach View Crescent, the property is the last house on the right hand side .

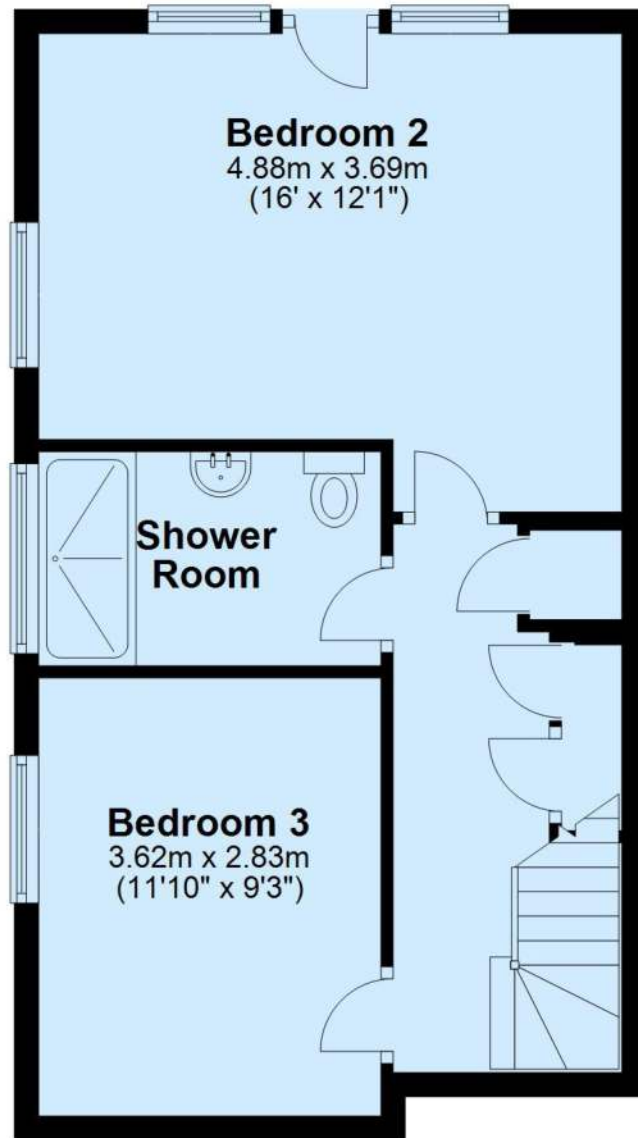
## Viewing

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



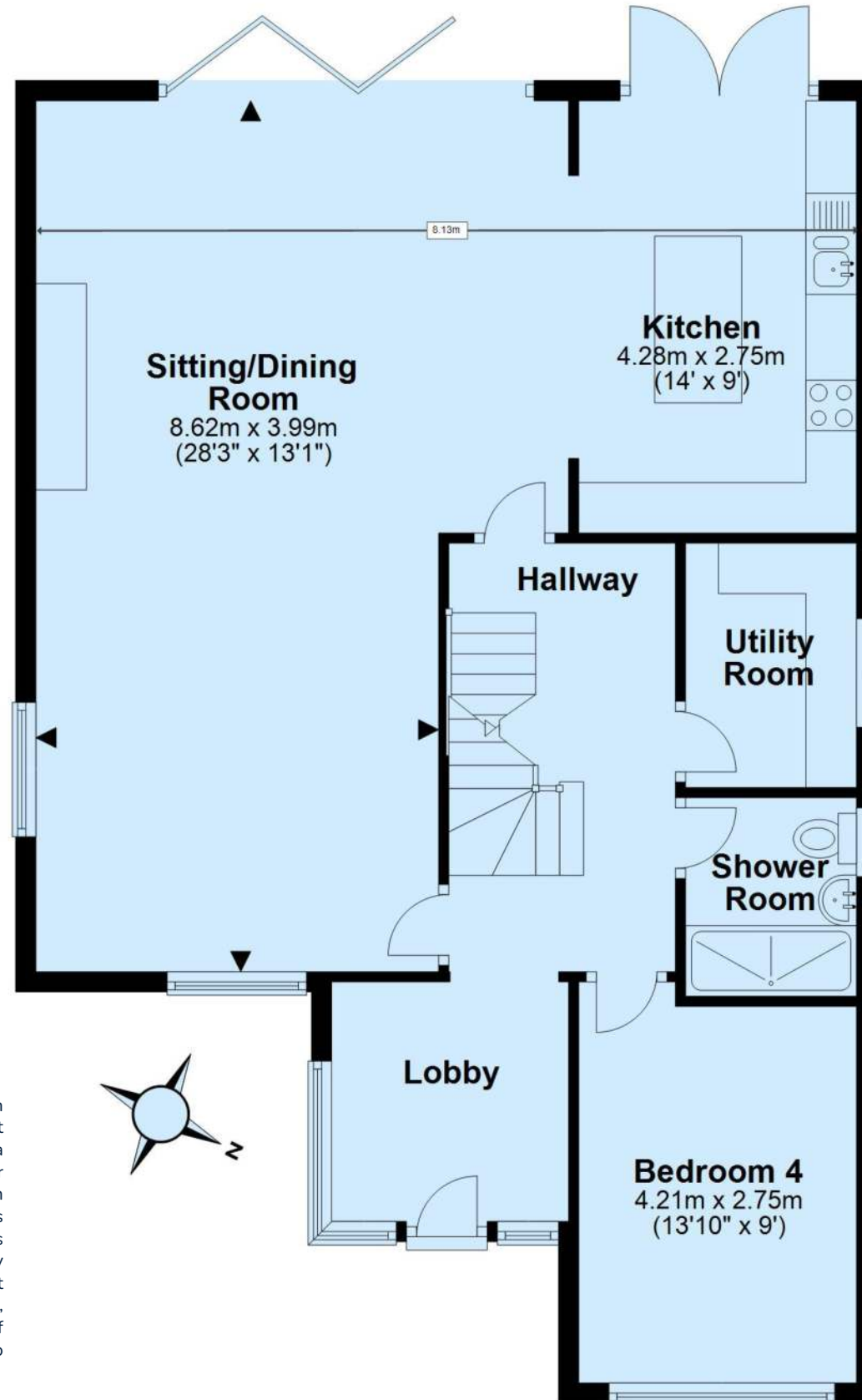
### Lower Ground Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



### Ground Floor

Approx. 87.6 sq. metres (942.8 sq. feet)



### First Floor

Approx. 32.6 sq. metres (351.3 sq. feet)



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.

Total area: approx. 162.6 sq. metres (1749.9 sq. feet)



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