





Merlins Nest

West Hill, Heybrook Bay, Devon, PL9 0BB



Occupying a spectacular elevated position in Devon, this outstanding four-bedroom detached residence enjoys uninterrupted, far-reaching views across Plymouth Sound, to Cawsand and Kingsand, extending along the dramatic Cornish coastline to Rame Head and beyond. Designed by an acclaimed architect and constructed circa 2022 by Potton — a highly regarded builder renowned since the 1960s for their quality, performance and design — the property represents the very best of contemporary coastal living.



The Old Bakery, Yealmlpton, Devon, PL8 2EA
T: 01752 880044 | E: yealmlpton@luscombemaye.com
www.luscombemaye.com

Built to exacting thermal and environmental standards (EPC A+ rated), the home is remarkably energy efficient. Features include triple glazing throughout, solar panels linked to two Tesla Powerwalls for energy storage, a mechanical ventilation and heat recovery system to enhance indoor air quality, and individually controlled underfloor heating in every room powered by mains gas-fired central heating. Advanced security and integrated modern technologies further elevate the home's impressive specification.

The property is arranged across a generous, sloping plot. Vehicle access, garaging and parking are located at the foot of the plot on a private road, where a substantial triple garage (with two EV chargers) and separate carport provide excellent space for vehicles with expansive storage area, with additional parking available opposite. From here the elevated property is accessed on foot via steps leading to the house, terrace and gardens at the top of the site. During construction, a robust heavy duty "materials funicular lift" was installed to support the house above; while not designed or intended for personal use, it is a very useful and capable lift for access and adds a very useful, distinctive and characterful feature to the home.

Upon reaching the property, a large south west sea-facing terrace immediately impresses, offering breath-taking panoramic views stretching to the horizon and creating a stunning setting for outdoor dining and entertaining.

The gardens front and rear have been very extensively landscaped with many trees, bushes and shrubs, offering a wonderful colourful area all around the house. To the rear a stone Courtyard provides a wonderful very private



sunbathing and entertainment area in the summer. The grassed area above with stunning sea views is ideal for relaxing and pet friendly and includes a garden shed and kennel. From here you access the National Trust land and within 100m the Devon Coastal Path to Wembury.

Internally, the accommodation is both elegant and welcoming. An open entrance foyer leads to a large formal dining area and the heart of the home

the very large kitchen/breakfast room. This beautifully appointed space features a substantial central island, extensive cabinetry and integrated appliances, along with a relaxed breakfast area with amazing sea views, ideal for quieter moments. Two large sliding glass doors on different elevations open directly onto the front terrace, effortlessly connecting the interior with the coastal surroundings. To the rear of the kitchen, a utility room, WC and plant room are discreetly positioned to support everyday living.



Integrated within the wall are a water feature and BBQ chimney, adding architectural interest and atmosphere. Steps lead up to a lawned area, ideal for pets, creating a private and tranquil outdoor space that complements the home's elevated setting and also with stunning sea views. The rear gate leads directly to the recreational land of the National Trust HMS Cambridge and the Devon coastal path.

This is a rare opportunity to acquire a very unique, striking and highly energy-efficient coastal home of architectural distinction, offering exceptional views, innovative design and an enviable sense of luxury, exclusivity and privacy.

Material Information

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire. You can contact our team for this information.



The living room occupies the opposite side of the ground floor, a superb triple-aspect space with a large feature gas fireplace and large central TV feature with sliding patio doors opening to both the front terrace and the rear sun-trap of Merlins Courtyard, ensuring "light, views and access to the outdoors from every angle.

The first floor is arranged around a striking mezzanine landing overlooking the entrance hall. The principal suite enjoys a prime position with high vaulted ceilings, a dressing room, a stylish ensuite, a large private balcony with an additional Juliet balcony — all designed to maximise the spectacular south west sea views.

Bedroom two overlooks the rear garden and Merlins Courtyard and benefits from built-in wardrobes, while bedroom three, currently arranged as a home office, looks across the valley and out to sea, it also features vaulted ceilings and a Juliet balcony with beautiful coastal vistas. Bedroom four is a generously proportioned room with eaves storage, and all are served by a contemporary family bathroom.

The gardens at the top of the plot are beautifully landscaped, beginning with the Courtyard, framed by an extensive stone retaining wall finished with granite quoins, all excavated from the site and thoughtfully repurposed.

Discover Heybrook Bay

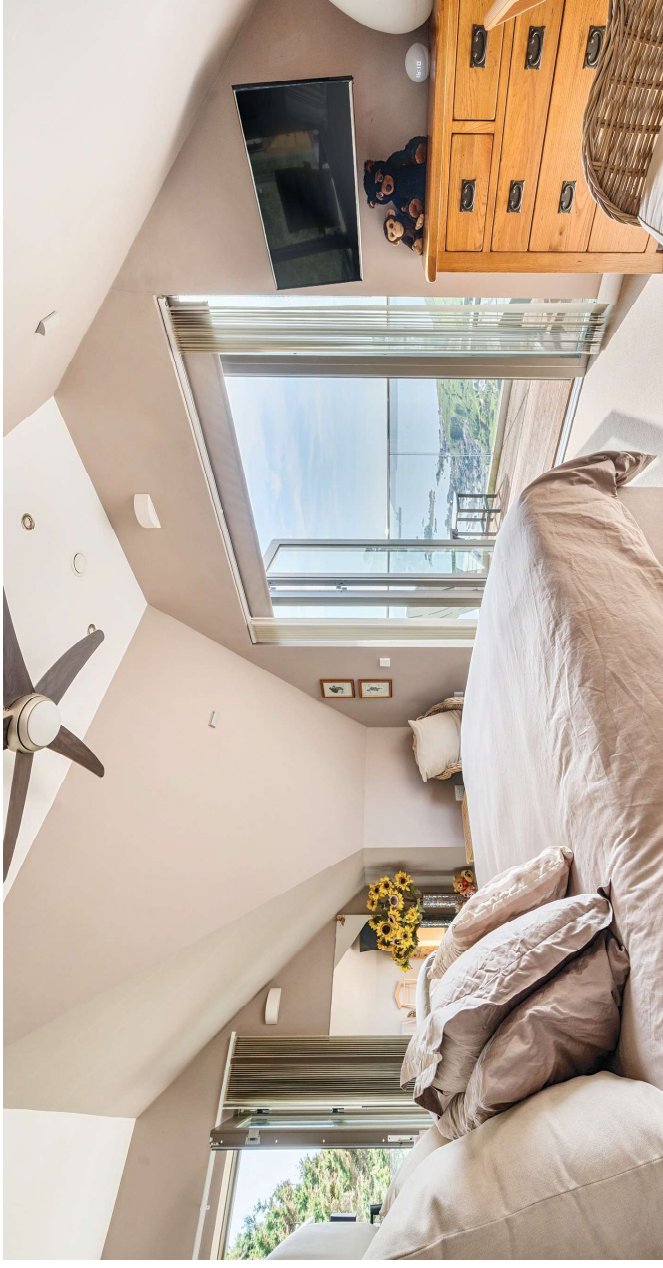
Set right on the stunning South Devon coast and within the South Devon (ANOB) Area of Outstanding Natural Beauty, Heybrook Bay is a largely unknown hidden gem that perfectly combines tranquil coastal living with very easy access (within 15 minutes) to all city conveniences. This peaceful hamlet offers breath-taking sea views, direct access to the South West Coast Path, and a charming pebble beach that reveals sandy covers at low tide, ideal for swimming, kayaking, paddleboarding, or simply soaking up the sun. The bay's waters are rich with marine life, from crabs, lobsters and anemones to the occasional seal or dolphin, making it a haven for nature enthusiasts.

Local amenities include the welcoming Eddystone Inn Pub famous with costal walkers, providing a cosy retreat with hearty meals and beautiful views, while the nearby village of Down

Thomas is home to the popular Mussel Inn, also renowned for its relaxed atmosphere and fresh seafood.

Just a short 10 minute drive away, the suburb of Plymouth offers a wealth of facilities including supermarkets, boutique shops, cafes, restaurants, schools, and leisure amenities. Excellent road and public transport links make Plymouth easily accessible for commuting, shopping, cultural attractions, and vibrant nightlife, providing the perfect balance between coastal serenity and city convenience.

With nearby beaches, scenic walking trails, and the vibrant maritime city of Plymouth just minutes away, Heybrook Bay provides an unparalleled lifestyle, blending natural beauty, outdoor adventure, and everyday practicality.



West Hill, Heybrook Bay, Plymouth, PL9

Approximate Area = 2506 sq ft / 232.8 sq m (excludes carport & void)
 Limited Use Area(s) = 45 sq ft / 4.1 sq m
 Garage = 494 sq ft / 45.8 sq m
 Total = 3045 sq ft / 282.7 sq m

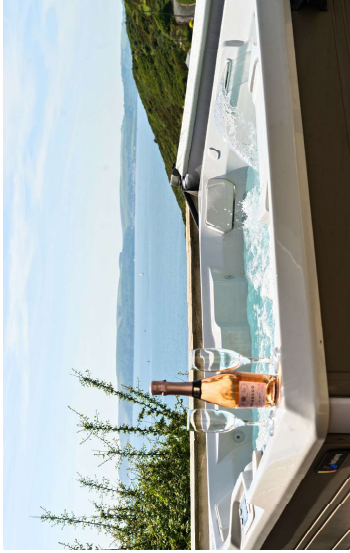
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncb-hocm-2026. Produced for Luscombe Maye. REF: 1409201



SERVICES

Mains electric, gas, water and drainage.

COUNCIL TAX

Band F

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, St John's Wood TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye Yealampton, 01752 880044

DIRECTIONS

<https://what3words.com//archduke.closed.dressings>

