23 MEWSTONE AVENUE

WEMBURY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

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23 Mewstone Avenue | Wembury | Plymouth | Devon | PL9 0JU

Sea views towards the Mewstone, a generous plot and mature gardens distinguish this detached three-bedroom home, a short walk from Wembury Beach. There is scope to update the interiors and extend, subject to planning permission.

Mileages

Wembury Beach (National Trust) - 0.5 miles | Plymouth Yacht Haven Marina - 5.1 miles | Plymouth City Centre and Waterfront - 6.8 miles | A38 - 6.2 miles (All mileages are approximate)

Accommodation

Ground Floor

Porch, Entrance Hall, Kitchen / Breakfast Room, Sitting / Dining Room

First Floor

Three Bedrooms, Family Bathroom

Outside

Large Garden, Driveway, Garage

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

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

The House
Built around 1964 and now offered for sale for the first time, this detached three-bedroom home sits towards the front of its plot to take full advantage of the sea views. Behind the house, a mature garden rises to a broad lawn. Wembury Beach and the South West Coast Path are a short walk away.

The house is in need of modernisation, but its generous windows, well-proportioned rooms and connection to the garden give a new owner plenty to work with. There is also potential to extend, subject to the necessary planning permissions.

Much of daily life centres on the sitting and dining room. Almost 22 feet long, it draws light from three sides and has space for a family dining table and sofas around the fireplace. The side window looks out to sea, while sliding glass doors open directly onto the rear garden. Fitted timber bookshelves give the room much of its mid-century character.

Across the hall, the kitchen and breakfast room has space for a table by the window, with the garden in view. The back door opens at the foot of the stone steps, a handy way in after a day at the beach.

Upstairs, both double bedrooms have windows on two sides. The larger room has fitted wardrobes and overlooks the mature rear garden. In the front double, the side window frames the Mewstone and the open sea, while the front window looks across the village rooftops to the fields beyond. The third bedroom would suit a child or make a useful study. A family bathroom with a shower over the bath and a separate WC complete the first floor.

Gardens and Parking
The rear garden is one of the home's particular pleasures. Stone steps rise between ferns and ornamental grasses to an open stretch of lawn, with room for children to play and dappled shade beneath the trees. At the far end, a bench looks back across the garden towards the house.

At the front, a low stone wall encloses a smaller lawn bordered by established shrubs. The driveway provides off-road parking and leads to the adjoining garage. At 18 ft 6 in long, with a separate door to the rear garden, the garage is useful for bikes, boards and beach kit.

Life in Wembury
Wembury is a village where the coast can be part of an ordinary day. There is time for a walk on the cliffs after work or an hour exploring the rock pools as the tide falls. From the beach, the South West Coast Path follows the headland, with the Mewstone offshore and the occasional ferry passing further out to sea.

The village has a strong sense of community, with a shop, primary school, pub, church and GP surgery. Plymouth is within easy reach for work, shopping and rail connections to London, making Wembury a practical choice for those who want to live by the sea and stay connected to the city.
















CARTOON AID
Canon



Property Details

Services: Mains electricity, water, gas and drainage.

EPC Rating: Current: D - 68, Potential: C - 75, Rating: D

Council Tax: Band E

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 at Elburton, follow the signs for Wembury. At the crossroads, turn left and continue into the village, passing The Odd Wheel on your right. Turn left onto Mewstone Avenue and you will find 23 Mewstone Avenue 0.5 miles down the road on your left.

Viewing

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

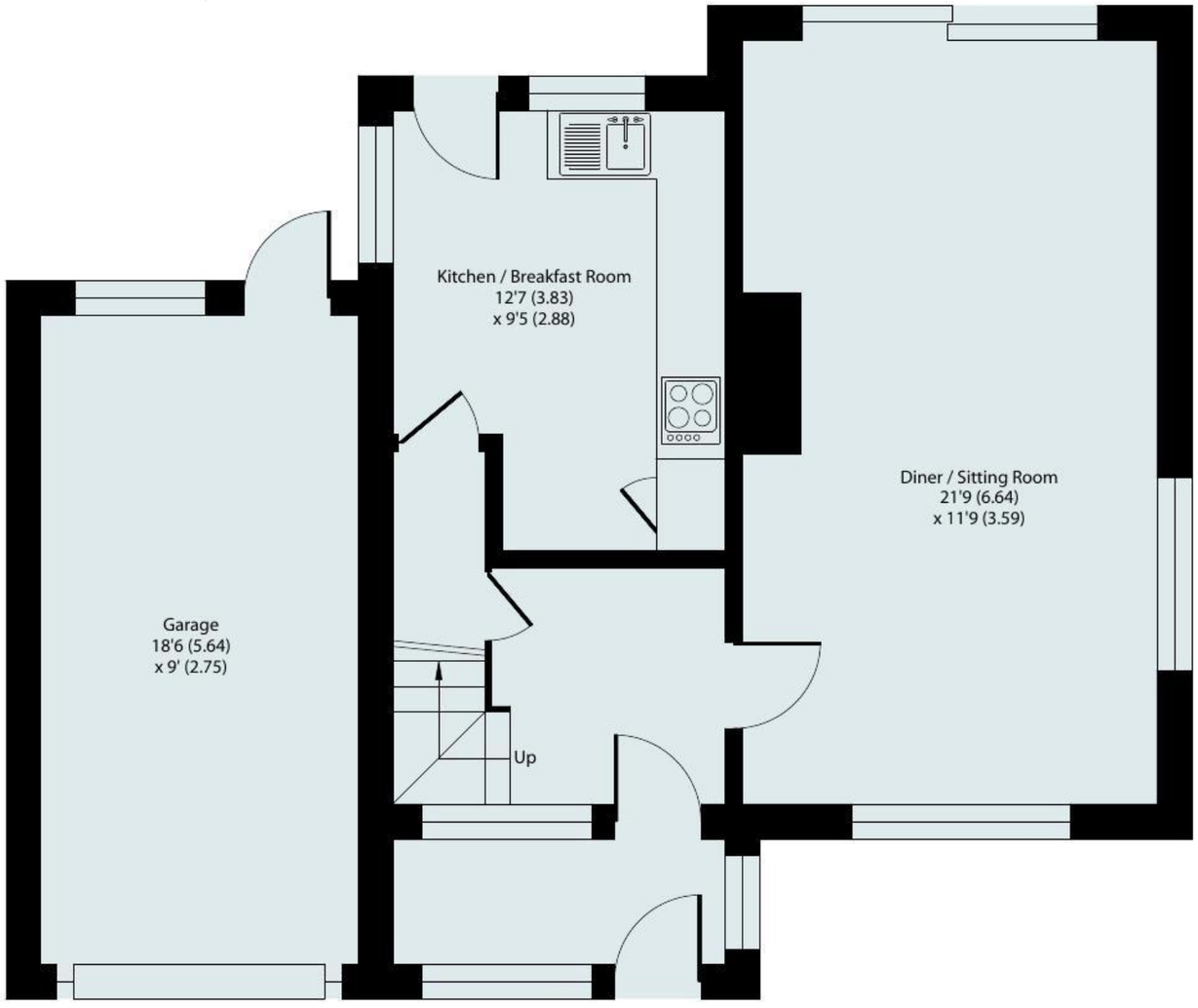
Key Features

- Sea views towards the Mewstone
- Short walk to Wembury Beach
- Generous plot with a mature garden
- Detached three-bedroom home, on the market for the first time since it was built
- Scope to make the house your own, with potential to extend subject to planning permission
- Triple-aspect sitting and dining room with a sea view and sliding doors to the garden
- Separate kitchen and breakfast room opening onto the rear garden
- Driveway parking and a garage with space for bikes, boards and beach kit

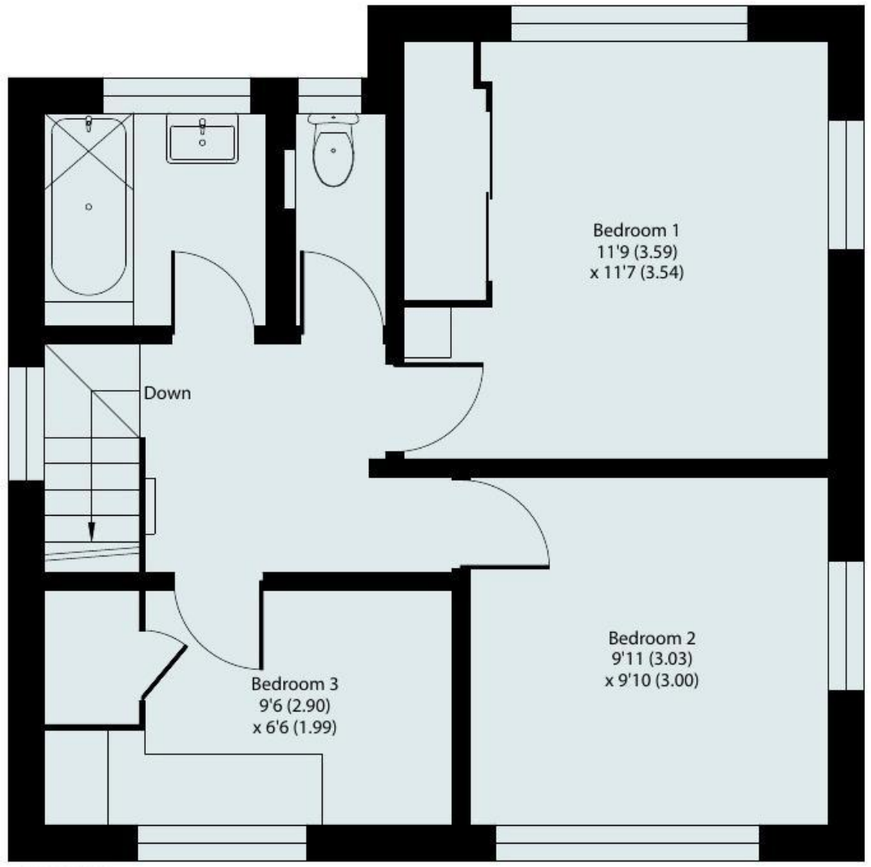




Approximate Area = 949 sq ft / 88.1 sq m
Garage = 167 sq ft / 15.5 sq m
Total = 1116 sq ft / 103.6 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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