



Luscombe Maye

Since 1873

Valley Drive, WEMBURY, South Devon

Offers In Region Of £499,950

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Luscombe Maye are delighted to bring to the market this charming dormer bungalow. Tucked away on a peaceful cul-de-sac in the popular South Hams village of Wembury, the property features a spacious, dual-aspect lounge/diner with patio doors leading to the private rear garden. The fitted kitchen provides plenty of storage and benefits from a breakfast bar. A spacious double bedroom, study/single bedroom and shower room on the ground floor allow for level living if needed, but with two double bedrooms, large roof terrace and an additional shower room within the dormer, the property provides the ultimate versatility to create a spacious family home.

A useful utility leads into a car port with detached garage and driveway providing parking for multiple cars.

The west facing gardens are a combination of terraces, flower beds and level lawns and open onto farmland, with long views across the valley towards West Wembury. A roof terrace is the perfect spot to enjoy the sunsets with views to Wembury Bay and the Mewstone.

This fantastic property offers the fortunate buyer the opportunity to modernise and extend (STPP), to create a beautiful village home.

SITUATION The property is literally minutes away from the local beach and coastal footpaths. Wembury is a very popular coastal village with its beach, primary school, local shops and other amenities and is only about six miles from Plymouth to which there is a good and regular bus service.

FURTHER INFORMATION Verified Material Information. To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/8Dw3dnewS55P78C7Mp1KoR/view>). Alternatively, you can contact our team for this information.

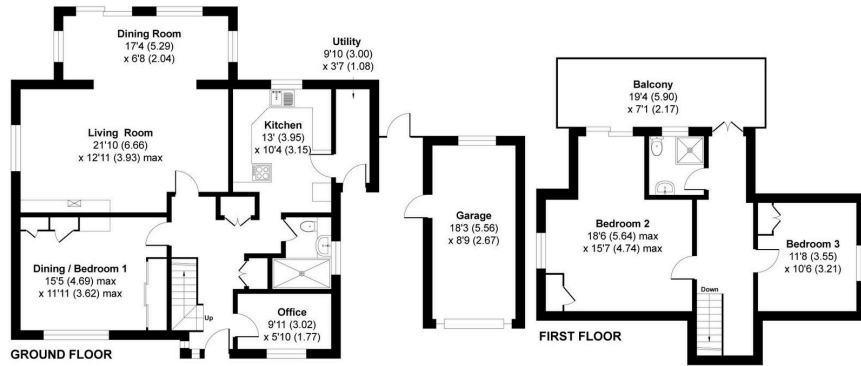
Council Tax band: D Tenure: Freehold





Valley Drive, Wembury, Plymouth, PL9

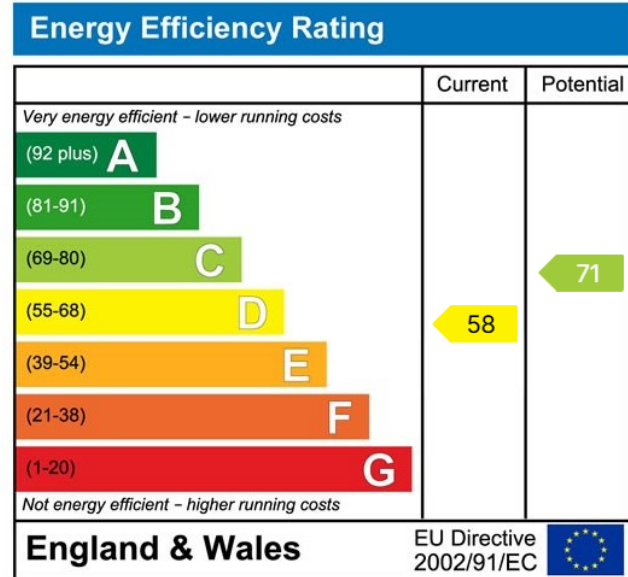
Approximate Area = 2239 sq ft / 208 sq m
Garage = 160 sq ft / 14.8 sq m
Total = 2399 sq ft / 222.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rinchcom 2025. Produced for Luscombe Maye. REF: 1388905



- Detached dormer bungalow
- Potential to modernise and extend
- Generous west facing gardens with panoramic rural views
- Situated in South Hams Area Outstanding Natural Beauty
- Car port, driveway and garage
- Versatile accommodation
- Thriving village community
- Walking distance to Wembury Bay
- Roof terrace with sea views
- No onward chain



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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