

# 8 BROWNHILL LANE WEMBURY





# MARCHAND PETIT

COASTAL, TOWN & COUNTRY

## 8 Brownhill Lane | Wembury | Plymouth | Devon | PL9 0JH

Elegant 1930s detached home on a south-facing, one-third acre plot with countryside views. Includes 4 bedrooms, 2 receptions, and sunny gardens. Walking distance to village amenities, school and close to local beaches and Plymouth.

### 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

#### Ground Floor

Three Bedrooms, Family Bathroom, Study, Utility Room

#### First Floor

Kitchen / Dining Room, Reception Room with Balcony, Bedroom with Ensuite and Dressing Area

#### Outside

Garage, Driveway, Large Decked Terrace, Terraced Gardens

### Newton Ferrers Office

01752 873311 | [newtonferrers@marchandpetit.co.uk](mailto:newtonferrers@marchandpetit.co.uk)  
The Green, Parsonage Road, Newton Ferrers, PL8 1AT



An individual detached family home set on one of Wembury's most sought after private roads, enjoying sea views towards the Mewstone and positioned within walking distance of the beach. The property occupies a generous plot and has been refurbished in recent years by the current owners, resulting in a home that feels calm, contemporary and immediately welcoming. The interiors are finished with a crisp, considered palette, lifted by warm timber detailing, stylish modern bathrooms and light filled living spaces positioned to frame the sea views and the outlook towards the Mewstone.

The accommodation is arranged with the main living spaces on the first floor to take full advantage of the stunning sea views towards the Mewstone, with a westerly aspect that also draws in beautiful afternoon light and outstanding sunsets over the sea. Alongside this is a superb principal suite with sea views, a dressing room and an en suite shower room. In total the house offers four bedrooms with the added flexibility of a fifth bedroom option, depending on how the study is used. A rear balcony was added during the current ownership to enhance the sea views and create an effortless extension outside from the first floor living space. Outside, the rear garden provides an enclosed, easy to enjoy setting with lawn and established planting, while to the front there is ample off-road parking together with a double garage. Solar panels were installed in 2014.

Brownhill Lane is widely regarded as one of Wembury's most desirable addresses. Whilst being in the heart of the village, Brownhill Lane has an almost edge of village feel due to the quality of the houses and size of the plots. As a private road, it has a peaceful atmosphere and an easy connection to both village amenities and the beach, making it a location that is consistently in demand.

Wembury itself is a much-loved South Hams village with an excellent range of amenities including a popular primary school, post office, general store, hairdressers, a doctor's surgery and a public house. The coastline is a standout feature, with Wembury Beach and Wembury Point close by, known for rockpooling and coastal walking. The Old Mill Cafe by the beach is a familiar local favourite, and the South West Coast Path offers beautiful routes linking towards Heybrook Bay, Bovisand and Jennycliff.

For commuting and convenience there are good transport links into Plymstock and onwards to Plymouth city centre, with a direct bus service from Brownhill Lane into Plymouth. The shoreline also sits alongside protected designations including the Plymouth Sound and Estuaries Special Area of Conservation and an SSSI, helping to preserve the unspoilt quality of the surrounding landscape.

A generous gravelled driveway creates an immediate sense of space, with ample off road parking and the garage positioned conveniently alongside. From here, broad, gently rising steps lead up to the front door.





The front door is positioned off the driveway on the eastern side of the property and opens into an entrance hall, with useful storage for coats, hats and boots. Steps then rise to the first floor where the principal living spaces are arranged to take full advantage of the sea views.

On the first floor, the sitting room is an inviting space designed around the view. Broad glazing and doors open directly onto the rear balcony, creating a lovely flow between inside and out and making the most of the sea outlook towards the Mewstone. The room feels both contemporary and warm, with timber slatted panelling, a striking wood burner set against a deep-toned backdrop, and bespoke shelving that adds character as well as practical display space. With its westerly aspect, it is especially atmospheric later in the day, catching beautiful afternoon light and memorable sunsets over the sea.

The kitchen and dining room forms the heart of the home, offering generous space for everyday living and entertaining, with a large window drawing in natural light and the distant coastal horizon. Modern cabinetry in a soft palette of grey and white is paired with generous preparation space, while glass fronted wall units and open shelving keep everything feeling light and well organised. A timber topped breakfast bar adds warmth and creates a natural spot for coffee, quick meals or chatting while you cook, with space for stools neatly tucked beneath. The layout is practical and well planned, with excellent storage and a streamlined run of appliances, and the sink is positioned at the window so the sea view becomes part of the everyday. The dining area sits comfortably alongside, with room for a generous table, making it a relaxed setting for family life as well as entertaining.

Also on this level is the principal suite, enjoying sea views and a lovely sense of privacy. It is arranged with a dressing room and an en suite shower room, making it ideal for those who value having a main bedroom on the same level as the living spaces.

The ground floor provides three further bedrooms together with a study with doors onto the garden, offering excellent flexibility for family life, multigenerational living, guests or home working, as well as providing the option of a fifth bedroom if required. A modern family bathroom serves this level, finished in a clean contemporary style with both bath and separate shower. A separate utility room provides practical support for day to day living, with useful storage, space for laundry and door to the driveway.

The house sits within a generous plot. To the front, the gravelled driveway provides parking for numerous vehicles and access to the double garage.

To the rear, the garden is a real highlight. It offers excellent space for children, entertaining and relaxed summer living. There is a paved terrace close to the house and a further seating area within the garden, while established planting and boundary screening create a sheltered feel throughout.









# Property Details

|                     |   |
|---------------------|---|
| <b>Services:</b>    | Mains water, electricity, gas and drainage.   |
| <b>EPC Rating:</b>  | Current: D - 64, Potential: C - 76, Rating: D   |
| <b>Council Tax:</b> | Band F  |
| <b>Tenure:</b>      | Freehold  |
| <b>Authority</b>    | 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 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 onto Church Road and you will find Brownhll Lane on your first left. The property is after a short distance, on the right.

## Viewing

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

## Key Features

- Individual detached family home with sea views towards the Mewstone
- One of Wembury's most sought after private roads
- Walking distance to Wembury Beach and the South West Coast Path
- First floor living spaces with rear balcony added to maximise the outlook
- Principal suite with sea views, dressing room and en suite shower room
- Four bedrooms with flexible fifth bedroom option
- Ample off road parking on a gravelled driveway and garage
- Large private enclosed rear garden



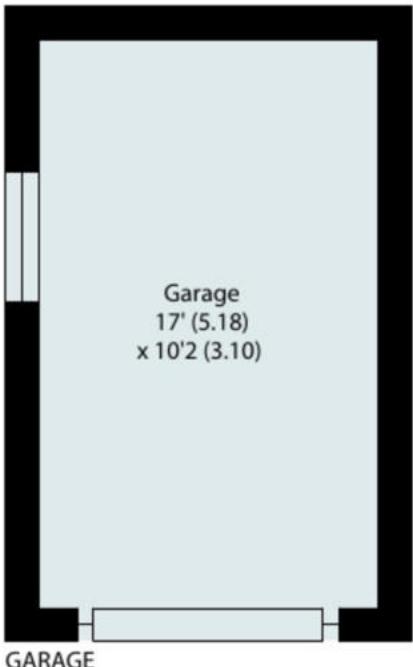
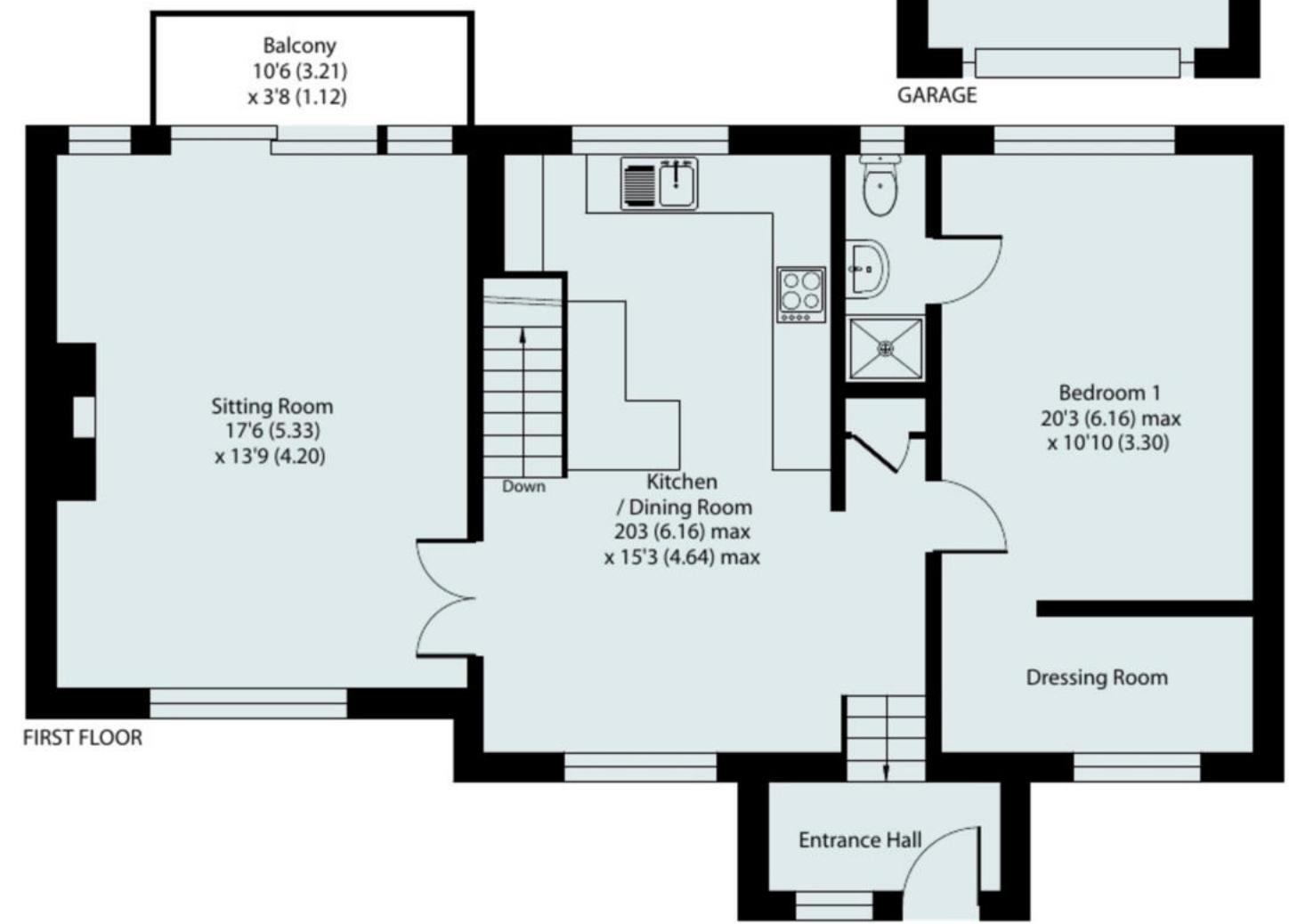
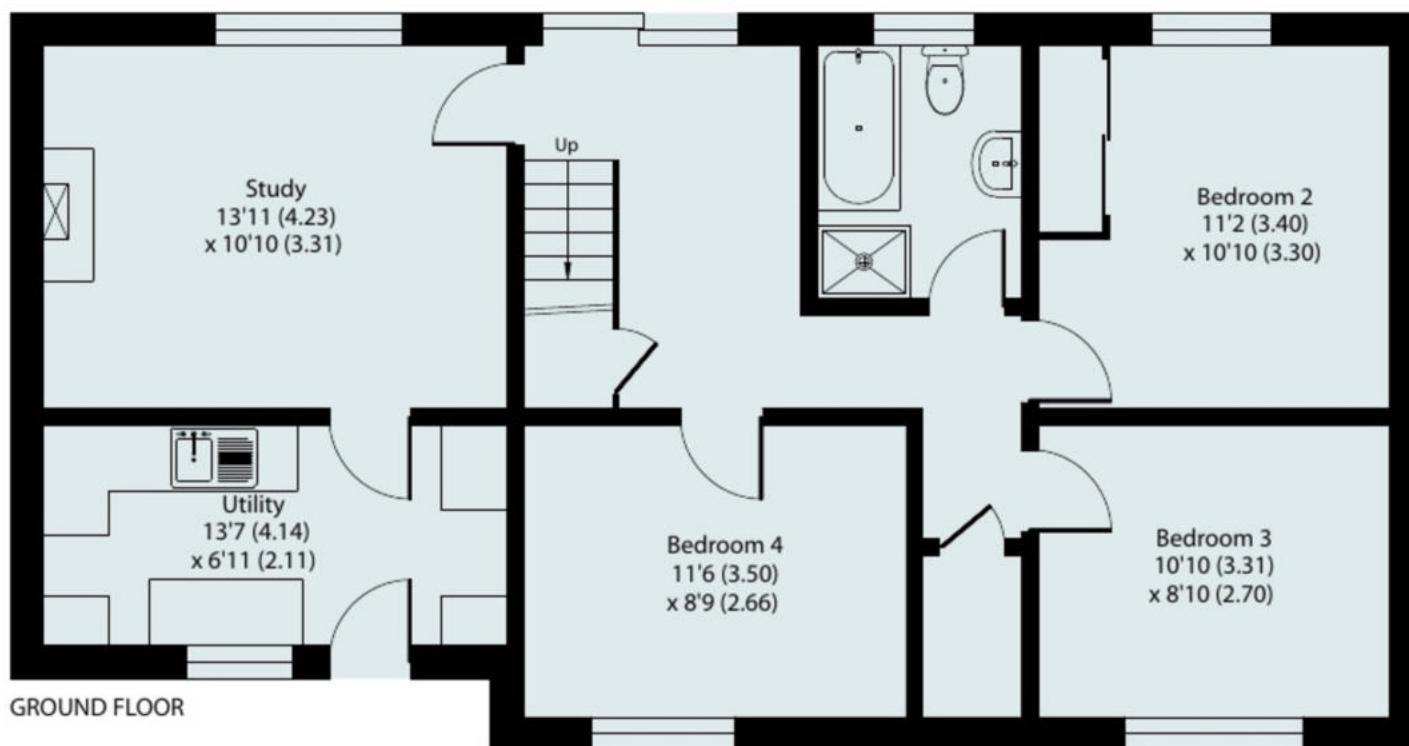


Approximate Area = 1594 sq ft / 148 sq m

Garage = 173 sq ft / 16 sq m

Total = 1767 sq ft / 164 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 2024. Produced for Marchand Petit Ltd. REF: 1393475

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