

# MERLINS NEST

## HEYBROOK BAY



MARCHAND PETIT

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COASTAL, TOWN & COUNTRY



# Merlin's Nest

"Sunsets from here are extraordinary"



## MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Merlin's Nest | West Hill | Heybrook Bay |  
Devon | PL9 0BB

The property lies in the low density West Hill, on the edge of Heybrook Bay, a little-known coastal village in the western corner of the South Hams, strategically positioned overlooking the extraordinary sea vista at the mouth of Plymouth Sound with the mesmerising coastline of South East Cornwall beyond.

### Mileages

Beach & Foreshore 175m, Down Thomas 1.2 miles, Mount Batten Waterfront 5 miles; Plymouth City Centre, Waterfront & A38 7 miles; Exeter/M5 40 miles.

### Accommodation

#### Ground Floor

Open plan galleried reception space with dining and kitchen/breakfast areas off; triple aspect sitting room; cloakroom/WC, utility and plant room.

#### First Floor

Galleried landing; triple aspect principal suite with balcony, dressing room, ensuite; dual aspect third bedroom (currently study); two further bedrooms; family bathroom/wc.

#### Outside

Triple garage (currently including workshop) and large carport; parking for 5 vehicles; "funicular" platform; large sea and coast facing terrace with hot tub; large sheltered private courtyard; upper garden.

### Newton Ferrers Office

01752 873311 | [newtonferrers@marchandpetit.co.uk](mailto:newtonferrers@marchandpetit.co.uk)

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

### Prime Waterfront & Country House

01548 855590 | [pwch@marchandpetit.co.uk](mailto:pwch@marchandpetit.co.uk)

94 Fore St, Kingsbridge TQ7 1PP



## Description

The detached unique “Merlin’s Nest” was completed in 2022, having been designed to exacting thermal standards, and incorporating contemporary technology and innovation. The elevated location dominates the design, configured to take maximum advantage of the setting, which massively benefits from its big-scale view across the bay and foreshore of Heybrook Bay, across the mouth of Plymouth Sound to Cawsand, Rame Head, and over many miles of the Cornish coastline into the horizon. Designed by an acclaimed architect, the construction is by Potton, established in the 1960’s, and well known for their attractive styling, performance and high quality, Merlin’s Nest features extensive triple glazing and excellent natural lighting, high ceilings and vaulted upper floor, underfloor heating, mechanical heat recovery system, solar, Tesla battery storage and mains gas fired central heating, advanced security and many other detailed technologies.

Reaching the large entrance terrace the enormity of the view is totally distracting. Entering the house the high ceilings, open-plan spaciousness and thoughtful architecture are complimented by the high stand of presentation. The dining area lies the far side, while the fabulous fitted kitchen, comprehensively fitted and with an array of integrated appliances, benefits from a full view over the terrace to the sea beyond. A large triple aspect sitting room with double entrance doors lies off the central area. Also off the central area lies the cloakroom, utility and plant room with two Tesla Powerwalls.

The upper floor rooms are accessed from the landing, with glazed gallery, and high rising ceilings. Uncompromisingly, the principal bedroom suite is located to take maximum advantage of the views, especially from the balcony, while there is also a well- appointed dressing area with large walk-in wardrobe, and ensuite shower room. The second bedroom is also strategically placed for the views, and is currently used as a study. There are two further bedrooms and a fitted bathroom.

Outside entertaining is almost obligatory in this property, with the large sea facing terrace, complimented by the fitted “beach-style” bar, and Hotspring hot tub. To the rear of the house is an exceptional Mediterranean-style courtyard, flanked by curved high walls by a talented artisan stonemason utilising rustic stone recovered from the site excavation featuring a delightful waterfall and pond. Rising up to the rear there is a grassed lawn, bounded by fencing, and with direct access to a foot path to the National Trust coast at Wembury Point.











Away from tourist routes, and at the very end of a private no-through-road, Merlin's Nest is within the landscape of the South Hams Area of Outstanding Natural Beauty, and largely National Trust owned coastline with HMS Cambridge directly behind and The South West Coast Path is right on the door step just 100m away, and the Wembury Bay Marine Conservation Area is adjacent. The Eddystone Inn lies in the village, while, just over a mile away at Down Thomas lies the renowned Mussel Inn, Post Office, general stores, and village hall. Wembury, at 1.5 miles, includes a wide variety of facilities and a primary school, while at Plymstock (4 miles) there are comprehensive facilities, secondary schools, and many other amenities. Plymouth's Waterfront, historic Barbican and Hoe area accessible by road (7 miles). However, many favour the water taxi from Mount Batten.

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# Property Details

## Services:

Mains water and drainage. Solar Panels to dual Tesla Powerwall's (internet controllable). Mains electricity. EV charging for 2. Mains gas fired Heatmiser internet controllable, underfloor heating and hot water system. Fire suppression system. Mechanical Ventilation Heat Recovery System. Comprehensive Ring security system with CCTV. Lighting controlled by Hive and Hue system, with mood control.

**EPC Rating:** Current: A - 97, Potential: A - 107, Rating : A

**Council Tax** Band F

**Tenure:** Freehold

**Authority:** South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

**Access Road:** The property includes ownership of a large section of the West Hill access road, as shown on the Land Registry title plan.

## 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

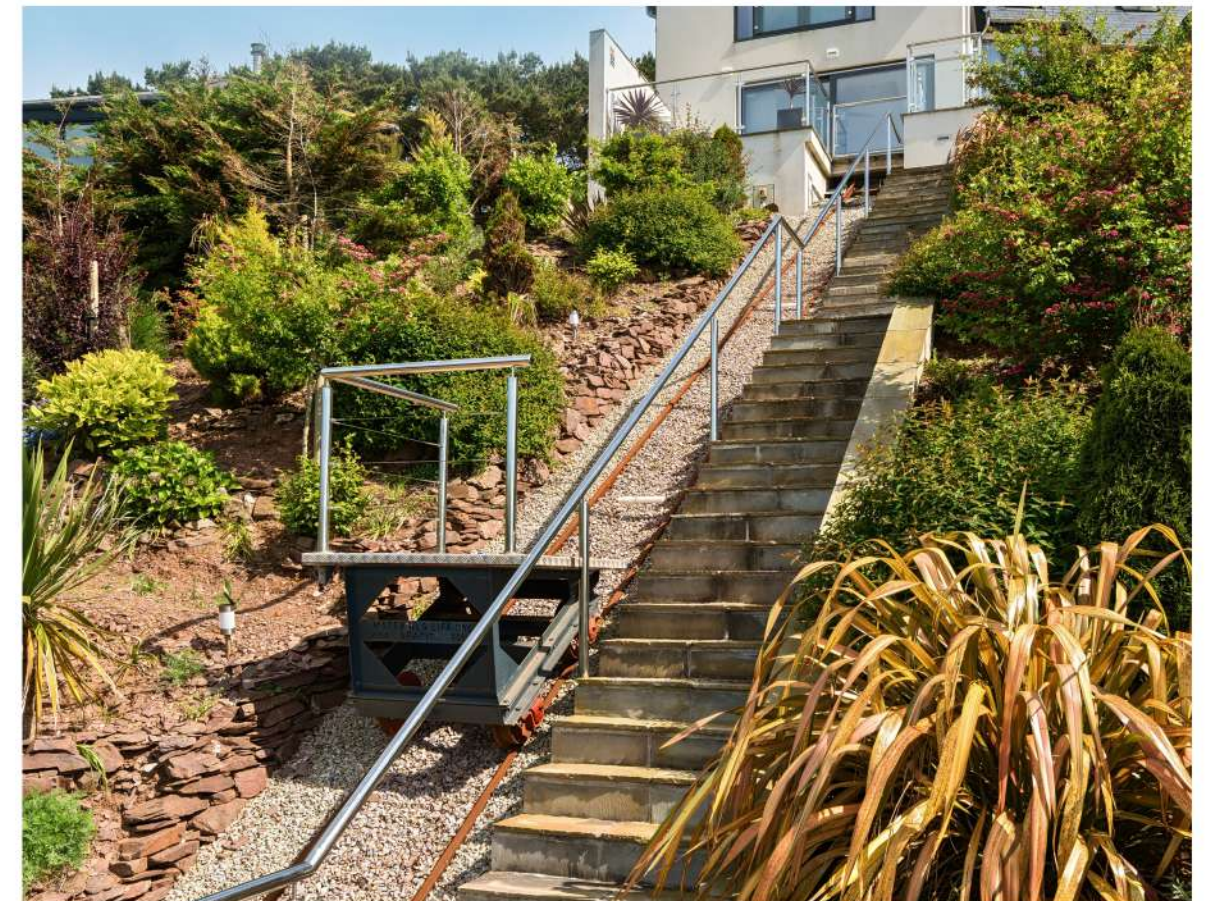
From the A379 in the south east corner of Plymouth, at the Elburton Hotel roundabout, take the road signposted towards Wembury. Pass through Elburton Village and at the following (crossroads) traffic lights turn left signed Wembury. At the filling station/local food store (at the top of the hill) turn right into Staddiscombe Road. At the T junction by the Staddy sports club turn left and proceed for about a mile until (in open country) reaching a turning on the right to Down Thomas. Continue through Down Thomas, passing the Mussel Inn on the left, and follow the road to Heybrook Bay. Continue to the very end of the road, where the foreshore is immediately on the right, and pass over the small bridge, and then very sharp left up the steep road and the property will be found on the right.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311. Please note that the access road is private.

## Key Feature-

- Hi-tech recently built detached coastal property with panoramic sea views
- Strategically set with captivating long sea, estuary and coastline views
- Open plan galleried reception space with dining and kitchen/breakfast room
- Large separate triple aspect sitting room
- 4 bedrooms, including triple aspect principal suite with balcony, dressing room, and shower room/WC. Family bathroom.
- EPC rated A. Solar and mains electricity; gas and electric heating; Tesla "Powerwalls"; heat recovery and other systems.
- Double and single garages; additional parking for 2 cars on private road.
- Funicular" platform from road to house level
- Large sea and coast facing terrace with hot tub; large sheltered private courtyard; upper garden





# Floor Plans



Approximate Area = 2506 sq ft / 232.8 sq m (excludes carport & void)

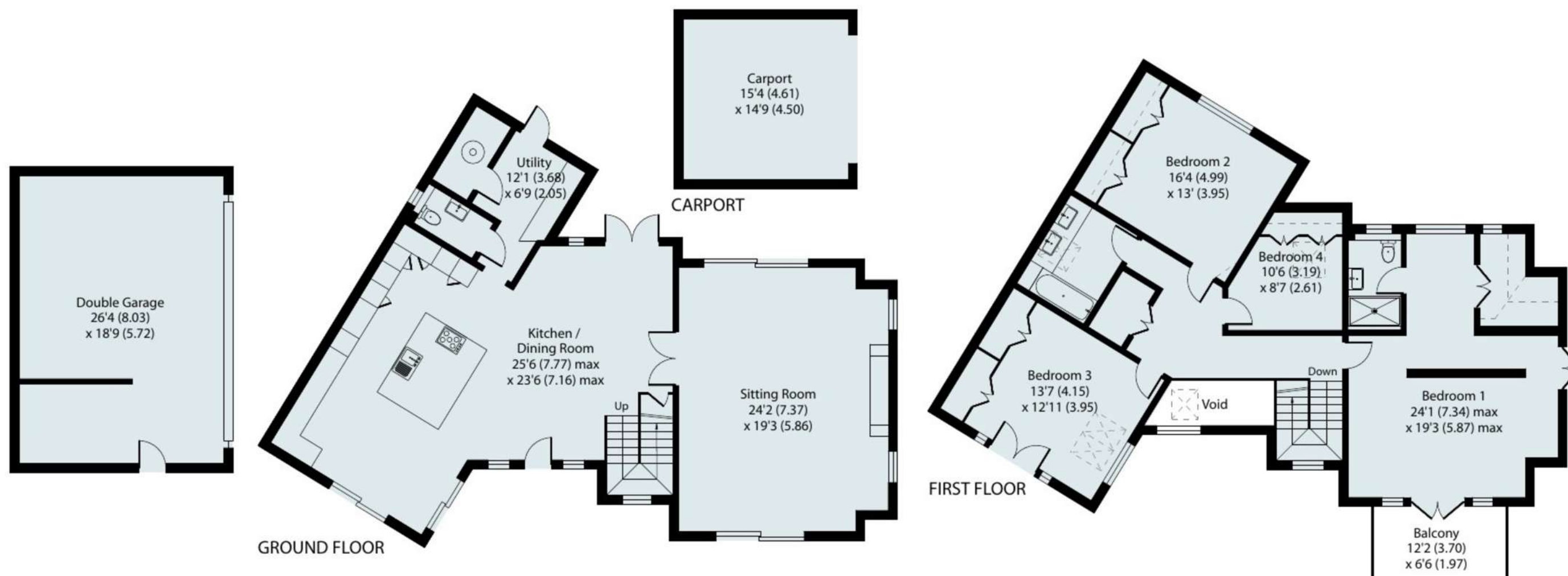
Limited Use Area(s) = 45 sq ft / 4.1 sq m

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



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.









  
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