

Merlins Nest  
Heybrook Bay, Plymouth



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**An exceptional contemporary coastal residence occupying an elevated position, offering breathtaking panoramic sea views and over the sought-after South Devon coastline.**

Merlins Nest is a striking contemporary residence, completed in 2022 and thoughtfully designed to maximise its spectacular coastal setting. Designed by an acclaimed architect and constructed by Potton, the property extends to over 2,500 sq ft and offers beautifully appointed accommodation with high quality finishes throughout. The house features extensive glazing that fills the interiors with natural light and benefits from excellent outdoor entertaining space, creating a seamless connection with the surrounding landscape. Excellent energy-efficient credentials such as solar panel energy, a mechanical heat recovery system, underfloor heating and Tesla battery storage only further enhance the property's appeal. Merlins Nest is situated in an AONB and directly borders the National Trust and South Coast Pathway, yet is only 20 minutes from Plymouth Hoe, The Barbican, shopping and major medical facilities.

#### **The property**

The interior is defined by its bright, open-plan layout, equally suited to family living and entertaining. The spacious kitchen and dining room form the heart of the home, featuring polished stone flooring and a sophisticated lighting scheme. The bespoke kitchen is fitted with sleek cabinetry, a substantial central island incorporating integrated wine storage and a breakfast bar, together with a range of high-quality integrated appliances. This space flows seamlessly into the dining area, which enjoys a dual aspect and sliding doors that open onto the sun terrace. Adjacent, the impressive sitting room provides an elegant reception space, enjoying a triple aspect with two sets of sliding glass doors opening onto the terrace with spectacular westward seaviews to Plymouth Sound and Cornwall beyond. Engineered wood flooring and a striking recessed glass-fronted fireplace enhance the rooms contemporary appeal. The ground floor is completed by a cloakroom, utility and plant room with two Tesla Powerwalls. The first floor accommodation is accessed via a glazed galleried landing and provides four well-appointed bedrooms. The principal suite is a particular highlight, featuring a dressing area and large walk-in wardrobe as well as a private glass-fronted balcony that enjoys far-reaching views across the bay. It is served by a contemporary en suite shower room, while the remaining bedrooms share a stylish family bathroom.

The exceptional landscaped gardens are arranged across a series of terraces, thoughtfully designed to make the most of the property's outstanding elevated setting. To the rear, a beautifully designed Mediterranean-inspired courtyard provides a private retreat. Enclosed by sweeping curved stone walls, expertly crafted by a skilled stonemason using reclaimed rustic stone recovered during the site's excavation, the space is further enhanced by an elegant waterfall that flows into a tranquil pond. Beyond the courtyard lies an area of lawn with direct access to a National Trust footpath leading to Wembury Point. At the front of the property, an expansive sea-facing sandstone terrace provides an outstanding setting for outdoor dining and entertaining. Complete with a HotSpring hot tub and a bespoke tiki-style bar with a thatched roof, it is perfectly positioned to enjoy the spectacular coastal views. The property also benefits from ample parking with a triple garage and carport with two EV charging points. A funicular railway provides convenient access from the road to the house.

**2,506 sq ft (232 sq m) | Freehold**

**Two reception rooms | Principal bedroom with en suite and balcony**

**Three additional bedrooms | Family bathroom**

**Landscaped gardens | Mediterrean style courtyard | Expansive sea terrace**

**with hot tub | Triple garage | Carport | Funicular railway**

**Exceptional coastal views | EPC rated A+**

**Guide price £1,575,000**



**Location**

Heybrook Bay is a sought-after coastal village occupying an enviable position on the South Devon coastline, overlooking Plymouth Sound with the dramatic coastline of South East Cornwall beyond. Situated within the South Devon National Landscape, the village is surrounded by spectacular scenery and offers direct access to the South West Coast Path, just 100 metres from the property. Wembury Bay Marine Conservation Area, beautiful nearby beaches and a wealth of opportunities for sailing, paddleboarding, kayaking and coastal walking are all close at hand. The village is home to the popular Eddystone Inn, while the neighbouring village of Wembury offers a range of everyday amenities including a primary school. The historic waterfront city of Plymouth is just 7 miles away and provides an extensive range of shopping, leisure, cultural and commercial facilities, together with a renowned marina and ferry port.

Communications are excellent, with the nearby A38 Devon Expressway providing convenient links to Exeter, the M5 and the wider motorway network. Plymouth railway station offers regular direct services to London Paddington and destinations across the South West, while Plymouth Ferry Port provides services to France and Spain.

Postcode region: PL9

**General**

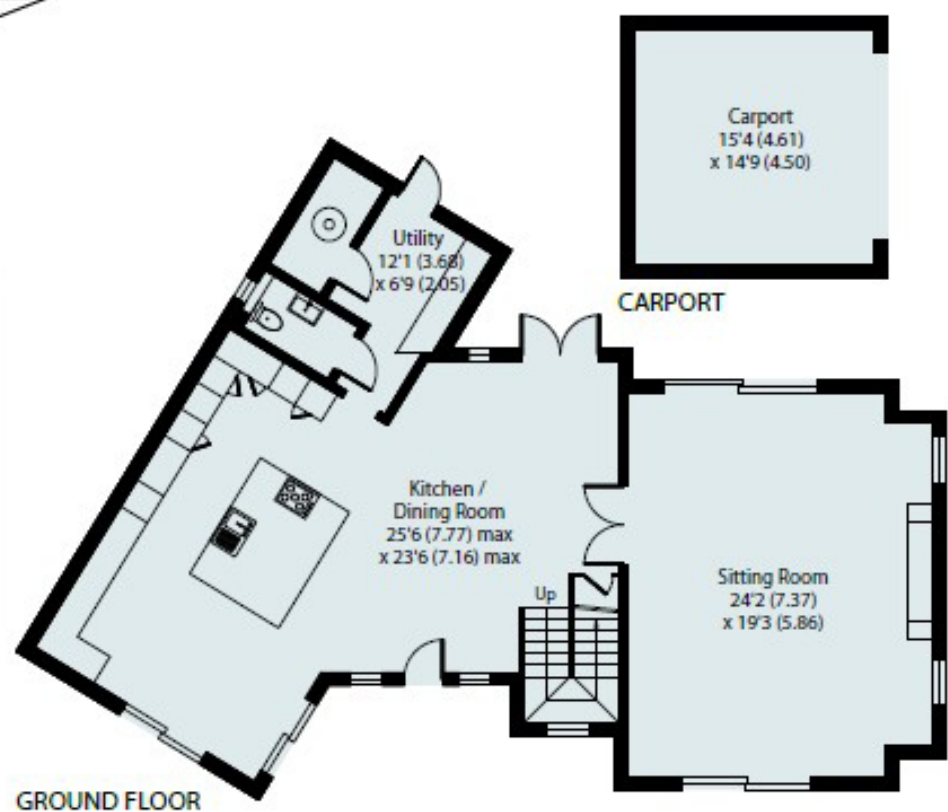
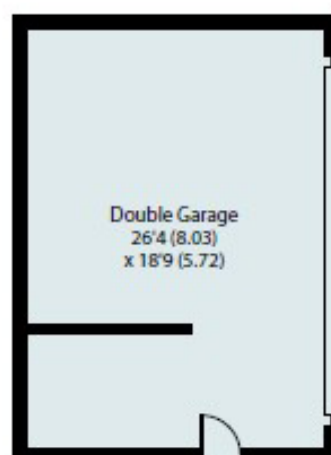
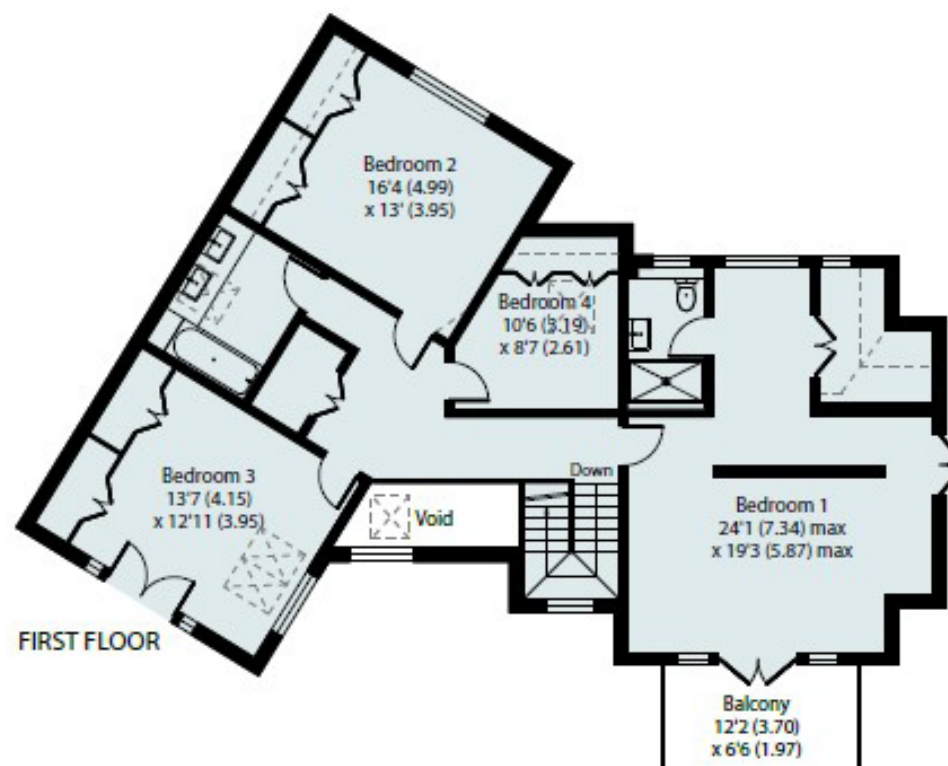
Local Authority: South Hams District Council  
Services: Mains electricity, gas, water and drainage. Solar panels to dual Tesla Powerwall's (internet controllable). Underfloor heating. Hive and Hue system. Mechanical Ventilation Heat Recovery System. Comprehensive Ring security system with CCTV.  
Council Tax: Band F  
EPC Rating: A+  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>





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



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