

TELHAVEN WEMBURY




MARCHAND PETIT
COASTAL, TOWN & COUNTRY



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Telhaven | Spring Road | Wembury Point | Devon | PL9 0AY

Telhaven has been conceived with purpose and precision. Its clean geometry and generous use of glass create a seamless visual connection to the coastline while the layout unfolds across three levels, each carefully arranged to maximise natural light and sea views.

Mileages

1½ miles Wembury · 6 miles Plymouth & A38 · 44 miles
Exeter & M5 (All mileages are approximate)

Accommodation.

Ground Floor

Three Bedrooms with Ensuities, Bedroom Four, Family Bathroom, Gymnasium, Utility Room, TV Viewing Room

First Floor

Kitchen / Dining Room, Sitting Room, Terrace, Entrance Hall, WC, Study, Cloakroom, Plant Room, Double Garage

Second Floor

Bedroom with Ensuite and Dressing Room

Newton Ferrers Office

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

Prime Waterfront & Country House

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94 Fore St, Kingsbridge TQ7 1PP



Telhaven

Situated with a commanding view of the open sea, surrounding shoreline, and the iconic Great Mewstone, Telhaven is a striking example of contemporary coastal architecture. Completed in 2011 to a bespoke design by acclaimed Devon architect Stan Bolt, the house occupies one of the most privileged waterside locations in the South-West. Effortlessly connected to its environment, it is designed to frame the shifting horizon at every opportunity.

A contemporary pond and water feature flank the imposing front door which opens into a light-filled reception hall, with the polished concrete floors setting the tone for the rest of the home. The main living spaces are arranged on the central floor. The large kitchen and dining area showcases the exceptional design of this property, featuring two walls of sliding glass doors spanning a 90-degree angle, thoughtfully engineered without a central pillar so nothing interrupts the enjoyment of the exceptional view. When open, the transition between inside and out is effortless, allowing the living space to extend naturally into its coastal surroundings, creating an outdoor area ideal for entertaining, gathering, or simply pausing to take in the view. A generous terrace offers elevated sea views, shaded by a remote controlled electric awning.

The comprehensively fitted kitchen features high quality appliances, including two ovens plus a microwave and steam oven, built in fridge and freezer, and two dishwashers. It also has two sinks, instant hot water tap and waste disposal, hidden extractor fan and concealed 42" TV. A Sonos music system extends from here through much of the house, and the terrace.

A separate sitting room, with built in contemporary wood stove, offers a more intimate space, as does the study. A cloakroom and plant room provide useful functionality without disrupting the home's architectural rhythm. Air conditioning is installed in the principal rooms.

The top floor is dedicated entirely to the principal suite, a private sanctuary with far-reaching views, a beautifully appointed en suite, and a walk-in dressing area. On the ground floor, four additional bedrooms, three with en suites, all open onto the gardens, with full-height windows drawing in light and anchoring the house to its coastal setting. A sophisticated TV viewing room, simple gymnasium, utility room, family bathroom and storage cupboard complete the accommodation, offering a quiet and versatile layer of space below the main living areas.

Telhaven was designed with long-term energy performance in mind. The house is also fitted with Cat 6 wiring and low energy lighting throughout, with high-speed broadband available, a considered, future ready approach to modern living. Equipment for the Mesh Wi-Fi system, Sonos and TV signal distribution is housed in a media cupboard off the hall. An air source heat pump is supported by solar panels supplying the heating and hot water.

The landscaped gardens reflect the simplicity and structure of the house itself, elegantly restrained, coastal in spirit, and low maintenance by design featuring a robot lawn mower. Tiered terraces and carefully placed planting offer a variety of outdoor spaces to enjoy, all set against the ever-present backdrop of sea and sky.

A large integral double garage provides secure parking and ease of access, with ample additional parking behind the electric gate on the private drive which has an EV charging point.







Telhaven sits just beyond the village of Wembury, on Wembury Point, a captivating headland on the South Devon coast offering panoramic views of Wembury Bay, Plymouth Sound, and the iconic Great Mewstone. Now managed by the National Trust, the area is a thriving natural habitat adorned with wildflowers, roaming wild ponies, and a haven for birdwatchers. Accessible via the South West Coast Path, Wembury Point is a serene spot for walking and enjoying the coastal beauty of South Devon.

Offering a rare sense of seclusion, Telhaven remains within easy reach of excellent transport links and shopping facilities, six miles to Plymouth, with quick access to the A38 for Exeter, the M5, and beyond. Plymouth Railway Station provides a vital and efficient link to London Paddington with regular direct services typically taking around three to four hours. This connection makes the city exceptionally accessible for those balancing coastal living with city commitments.









Property Details

Services: Mains water, mains drainage, mains electricity. Ground source heat pump supplies heating and hot water. Solar panels. Broadband.

EPC Rating: Current: C - 73, Potential: C - 75, Rating: C

Council Tax: Band G

Tenure: Freehold

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

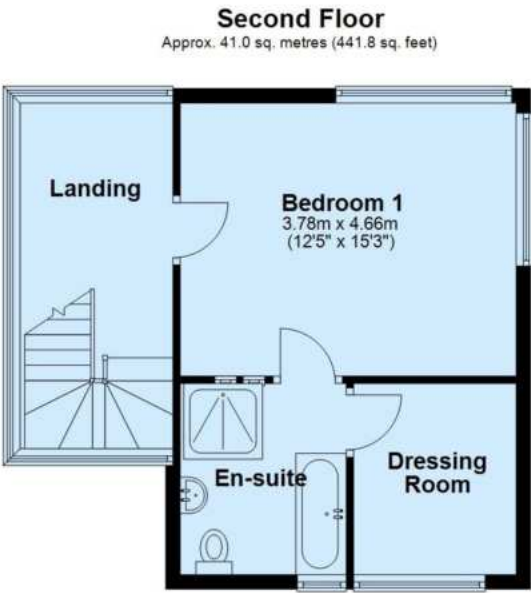
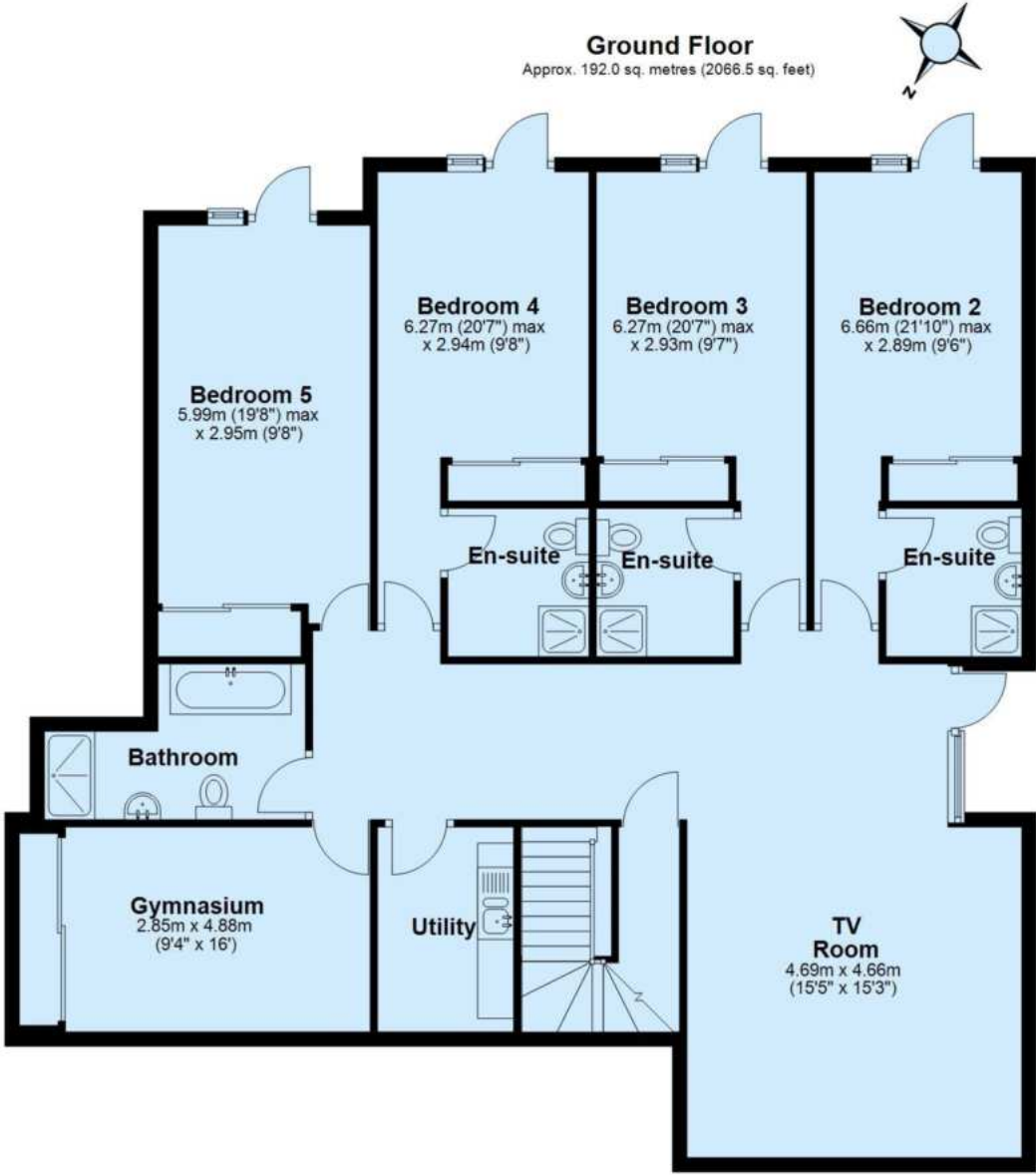
From the A379 south east of Plymouth at the Elburton Hotel take Springfield Road signposted towards Wembury. Pass through the small shopping area of Elburton Village and at the following traffic lights turn left into Reservoir Road (becomes Wembury Road). Continue to the filling station/local food store (at the top of the hill) and turn right into Staddiscombe Road. At the T junction by the sports club (about half a mile) turn left and stay on this road (passing the turning to the entrance of the Langdon Court Hotel on the left) until reaching Spring Road and Wembury Point. The property will be found on the left hand side, half way down Spring Road with Telhaven written on a slate on the wall.

Viewing

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



Floor Plans



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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