Tradewinds, Manor Bourne Road

STAGS

Tradewinds, Manor Bourne Road

Down Thomas, Plymouth, Devon, PL9 0AS

Bovisand Beach 0.7 Miles • Plymouth City Centre 6miles • Exeter International Airport 47 miles.

Combining extensive grounds, breathtaking sea views, private coastal access and a highly sought-after location, Tradewinds represents a rare opportunity to acquire a fine coastal residence.

- Individual Detached Property in Elevated Position
- Breath-taking Views across Plymouth Sound
- Mature Gardens Extending to Circa 0.7 Acres
- Versatile Accommodation of Generous Proportions
- Freehold
- Sought After Location in an Exclusive Development
- Available Chain Free
- Car Port, Garage and Private Gated Driveway
- Council Tax Band G

Offers In Excess Of £950,000

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SITUATION

‘Tradewinds’ occupies an elevated position within the exclusive private coastal estate of Manor Bourne, enjoying panoramic westerly views across Plymouth Sound, Bovisand Bay and towards the Rame Peninsula. Sitting in a generous plot, the property benefits from no passing traffic and exceptional privacy without feeling isolated. A private footpath leads directly from the estate to the South West Coast Path, providing access to miles of unspoilt coastline, secluded beaches and headland walks.

The nearby village of Down Thomas, approximately half a mile away and sitting within the South Devon National Landscape, offers a popular village pub, general store and village hall. The suburb of Plymstock is within 3 miles and offers a good range of local facilities and amenities. The vibrant city of Plymouth, Britain's Ocean City, lies approximately six miles away and provides a comprehensive range of facilities, including mainline rail services to London and ferry connections to France and northern Spain.

DESCRIPTION

Built by our clients in 2006 and now available Chain Free, Tradewinds is an exceptional detached dormer bungalow which offers generous accommodation which has been designed to maximise on the exceptional views in all principal rooms. Our clients extended the property to include an additional reception room with fitted bar creating a impressive hosting space. Large picture windows throughout capture the spectacular coastal setting and flood the accommodation with natural light. Set within beautifully established gardens of circa 0.7 acres, with private gated access, extensive parking, an integral garage and access to exclusive coastal frontage. Tradewinds presents a rare opportunity to acquire a distinguished home in one of South Devon's most sought-after waterfront locations.

Manor Bourne comprises eight individual detached homes and residents enjoy shared ownership of Anburns Brake, a protected 4.5-acre stretch of coastal frontage.

ACCOMODATION

An Oak front door opens into an entrance vestibule leading to a welcoming reception hall, with staircase rising to the first floor. The principal living accommodation spans the front of the property and is arranged around two generous reception rooms, both designed to make the most of the exceptional coastal outlook. The sitting room features an inset multi-fuel burner, corner bay window, and an external door that opens directly onto the garden. A superb sunken dining area offers wrap-around glazing providing an abundance of natural light and is a wonderful setting from which to enjoy the ever-changing seascape. The kitchen/breakfast room is fitted with a range of Oak-fronted units, breakfast bar, and integrated appliances. A separate utility room offers additional practicality, with access to the integral garage. Further ground floor accommodation includes a study, shower room, further reception/double bedroom. The extension is accessed via a glazed link and is another impressive space that incorporates the fitted bar, vaulted ceiling, wrap around widows, and French doors opening onto the garden. This space offers excellent versatility for parties or family gatherings.

The first floor opens onto a spacious and bright landing with doors to the two bedrooms on this floor and patio doors onto the generous balcony; provides a superb vantage point for morning coffee or evening sunsets. The dual aspect principal bedroom enjoys a well-appointed en-suite bathroom with additional shower cubicle and direct access onto the balcony. The second bedroom also enjoys en-suite facilities. From both bedrooms, residents can enjoy uninterrupted views across Plymouth Sound.

OUTSIDE

Tradewinds sits in the middle of its gently sloping plot which extends to circa 0.7 acres. Approached from the private road through a gated entrance, the driveway slopes down to the property, providing ample parking, together with an integral garage and additional covered parking.

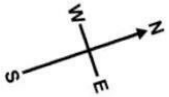
The property is set within beautifully established gardens which are a real credit to the current owners. The gently sloping grounds are predominantly laid to lawn and carefully landscaped with a variety of mature trees, shrubs and planting, creating a wonderful sense of privacy and seclusion. A network of attractive pathways meanders throughout the garden and around its perimeter, allowing enjoyment of the grounds from every aspect. Towards the lower section of the garden is a charming pond with bridge, while a garden shed provides useful external storage. Several seating areas provide ideal spaces for outdoor entertaining and enjoying the spectacular views.

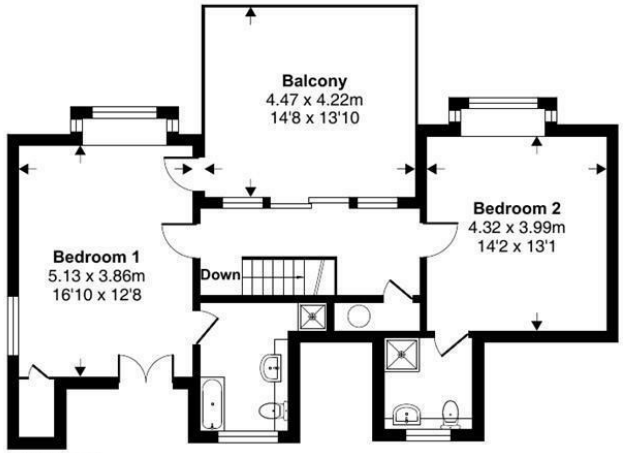
The first-floor balcony enjoys a commanding outlook over Plymouth Sound and the surrounding coastline, while the gardens themselves provide a magnificent backdrop to this exceptional coastal home.

SERVICES

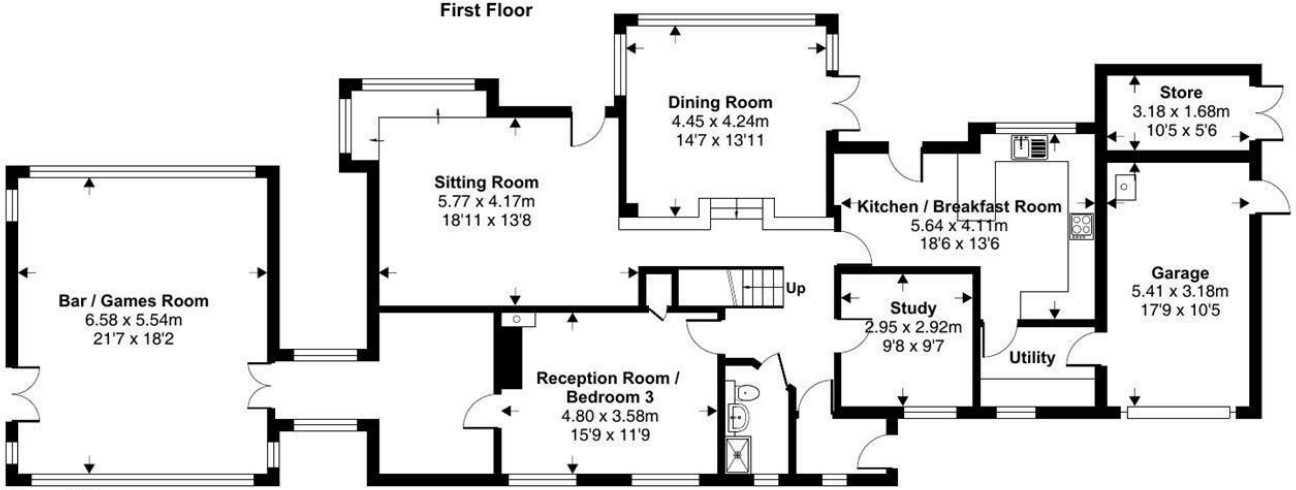
Mains Electricity. Mains Water. Oil Fired Central Heating. Private drainage via septic tank. Good mobile voice/data service is available through all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

Approximate Area = 2653 sq ft / 246 sq m (includes garage)
Outbuilding = 57 sq ft / 5 sq m
Total = 2710 sq ft / 251 sq m
For identification only - Not to scale





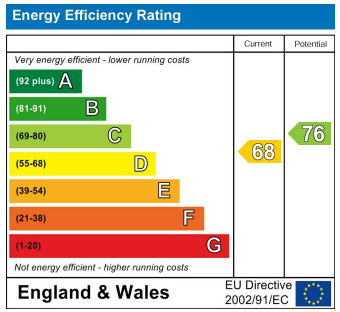
First Floor



Ground Floor

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Stags. REF: 829935



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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