

STANNARY GARDENS

CHAGFORD, DEVON

Jewel of Dartmoor National Park



A fresh approach to your retirement







WELCOME TO STANNARY GARDENS

Stannary Gardens is a brand-new development set in private grounds in the heart of Chagford, with a choice of six spacious two bedroom apartments and nine three/four bedroom houses. These individually designed homes create a unique blend of style and community for those aged 55 and over.

Blue Cedar Homes have created a range of specialist new homes for the active retired. The small scale bespoke development is set around a landscaped communal garden with a summerhouse. You will feel at home here and your friends, family and grandchildren will love to visit.

DISCOVER CHAGFORD

The ancient stannary town of Chagford sits proudly on the edge of Dartmoor National Park, close to the Teign Valley. Boasting breathtaking landscapes and covering more than 250 square miles, this unspoilt corner of England is a truly exceptional place to live.






THE SUNDAY TIMES

In 2015 Chagford was named
by The Sunday Times as
'The best place to live in rural Britain'

This distinct location has allowed Chagford to create a thriving community centred around the square with its famous octagonal market house.

There are a host of truly fascinating independent shops, including one of the most extensive hardware stores in the area, a delicatessen, a grocery store, a butcher and a wine merchant, all creating a flourishing town centre.

Add to this the coffee shops, pubs and art galleries, together with the renowned and award winning Gidleigh Park, a 2 Star Michelin Restaurant and Hotel, it is a rural town that has everything.

AN UNRIVALLED PLACE TO LIVE IN RURAL BRITAIN

Life really can begin here with thousands of acres of unspoilt moorland, rivers and countryside, and the pursuits of walking, riding, cycling and fishing knows no limits. Within Chagford itself, the town prides itself on the activities that generate a community which is well above most larger towns. Besides the open air swimming pool, cricket and bowling clubs, there are numerous other groups and clubs to fulfil every part of life. So ambitious is Chagford that it regularly holds an annual film and literary festival.

With so much life packed into the town it is hard to imagine residents needing to leave. However, if you do, the A30 links directly to the cathedral city of Exeter and the M5, only 30 minutes away, and Okehampton is just 20 minutes away with a Waitrose, as well as other supermarkets and shops.





Nearby there are some notable famous landmarks. Castle Drogo, the last castle to be built in England and designed by Edwin Lutyens is at Teign Gorge, Drewsteignton. This National Trust property and gardens are now open to the public. Along the Teign Valley is Fingle Bridge, Fernworthy Forest and Canonteign Falls,

all giving a rich landscape that offers so much before venturing onto Dartmoor itself. This National Park, with its famous granite tors, wild ponies and standing stones, conjures up an emotive landscape, full of history and opportunity that few other places can match.



THE APARTMENTS

Through the initial project design, together with the Prince's Trust, Blue Cedar Homes agreed that Stannary Gardens should include some new apartments, a rare find in such a location. There are six generously proportioned two bedroom, two bathroom apartments arranged over three floors, offering stunning views from the upper floors and providing a contemporary style of living.

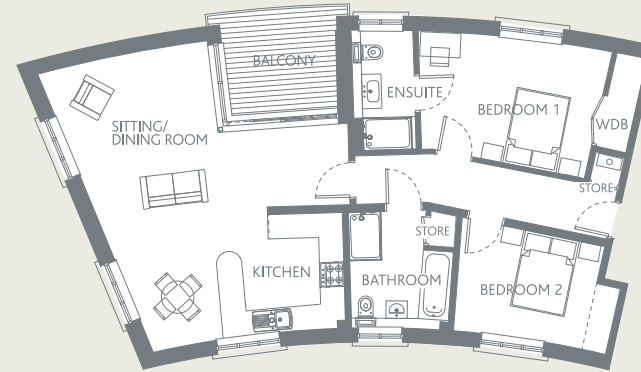
They represent a true lock up and leave prospect, with good sized garages (approximately 6.0m x 3.3m) or allocated parking spaces, ample storage, underfloor heating and generous balconies or external living areas. The position in the magnificent landscape of Dartmoor National Park makes this a very special place to live life to the full.

It is hard to find contemporary new apartments in such a desirable area with the countryside on your doorstep.





THE STANNARY

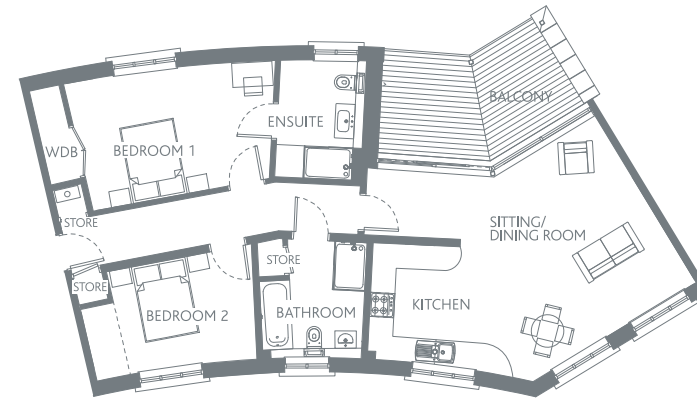


APARTMENTS 1/3/5

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
SITTING/DINING/KITCHEN	7.45 x 6.05	24'5" x 19'10"
BEDROOM 1 (MASTER)	4.54 x 3.21	14'11" x 10'7"
BEDROOM 2	4.02 x 2.60	13'2" x 8'6"



THE STANNARY



APARTMENTS 2/4/6

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
SITTING/DINING/KITCHEN	7.82 x 4.97	25'8" x 16'4"
BEDROOM 1 (MASTER)	4.95 x 3.22	16'3" x 10'7"
BEDROOM 2	4.23 x 2.60	13'10" x 8'6"

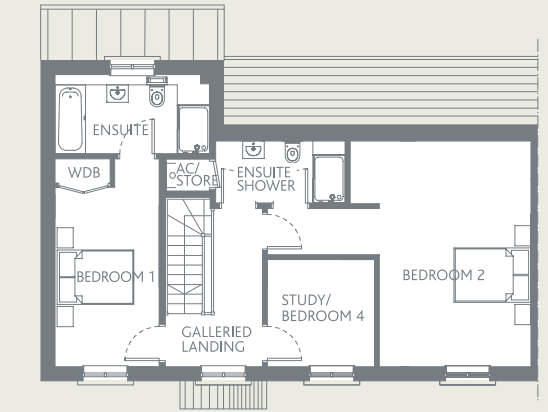
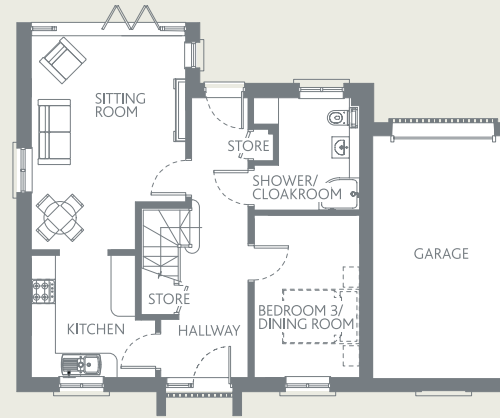
THE HOUSES

Through early engagement with the Prince's Trust, Stannary Gardens has evolved into what is a truly unique and spacious development of retirement houses in the heart of the Dartmoor National Park. This traditional design creates an attractive street scene which sits comfortably in context with its surroundings.

Each freehold home is generously proportioned with its own private garden, extra wide garage (approximately 6.0m x 3.3m) and parking space. Blue Cedar Homes aim to build light and airy homes that focus on space and style, be energy efficient, warm and easy to maintain. Gas central heating, sunrooms, photovoltaic panels and high levels of insulation help to achieve this. These houses are designed to reflect the changing needs when downsizing, with a flexible ground floor layout that can easily be adapted to create a bedroom and en suite bathroom, ensuring it is a 'home for life'.

The communal garden, summerhouse and open space creates a development that embraces crisp, contemporary design in a traditional setting.





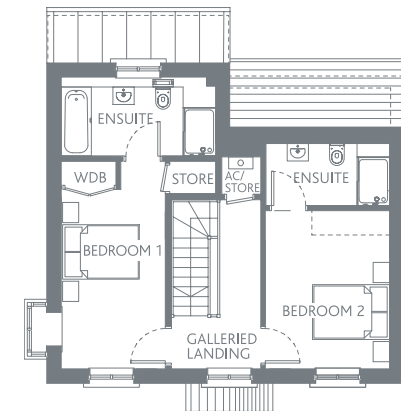
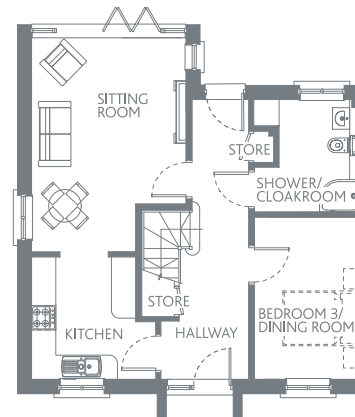
PLOTS 8-10 (Plots 7 & 9 handed)

GROUND FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
SITTING/DINING	5.29 x 3.82	17'4" x 12'6"
KITCHEN	3.03 x 3.07	9'11" x 10'1"
BEDROOM 3/DINING	4.01 x 2.61	13'2" x 8'7"

FIRST FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
BEDROOM 1 (MASTER)	5.14 x 2.57	16'10" x 8'5"
BEDROOM 2	5.58 x 3.75	18'4" x 12'4"
STUDY/BEDROOM 4	2.66 x 2.65	8'9" x 8'8"



PLOT 11

GROUND FLOOR

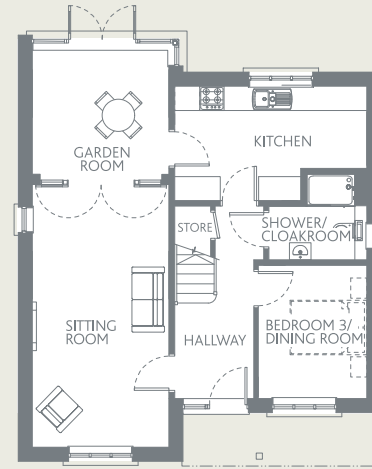
ROOM	METRIC (metres)	IMPERIAL (feet/inches)
SITTING/DINING	5.29 x 3.82	17'4" x 12'6"
KITCHEN	3.07 x 3.03	10'1" x 9'11"
BEDROOM 3/DINING	4.01 x 2.61	13'2" x 8'7"

FIRST FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
BEDROOM 1 (MASTER)	5.14 x 2.57	16'10" x 8'5"
BEDROOM 2	3.91 x 3.07	12'10" x 10'1"

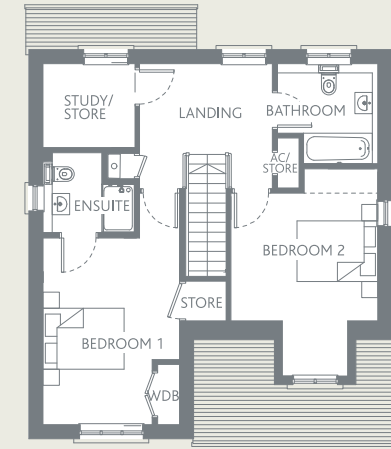


PLOT 12



GROUND FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
SITTING/DINING	6.49 x 3.38	21'4" x 11'1"
KITCHEN	4.75 x 2.85	15'7" x 9'4"
BEDROOM 3/DINING	3.32 x 2.71	10'11" x 8'11"
GARDEN ROOM	3.38 x 3.38	11'1" x 11'1"

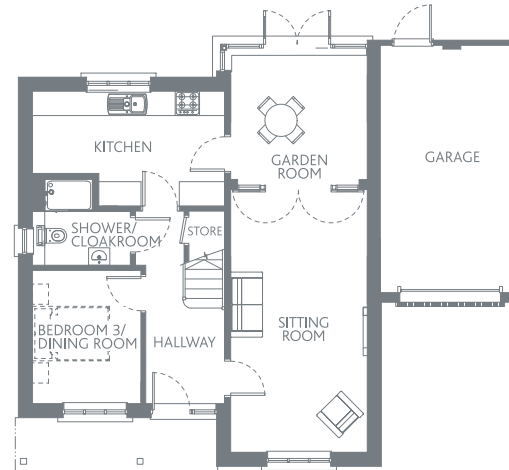


FIRST FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
BEDROOM 1 (MASTER)	4.64 x 3.37	15'3" x 11'1"
BEDROOM 2	5.15 x 3.63	16'11" x 11'11"
STUDY/STORE	2.30 x 2.10	7'6" x 6'11"

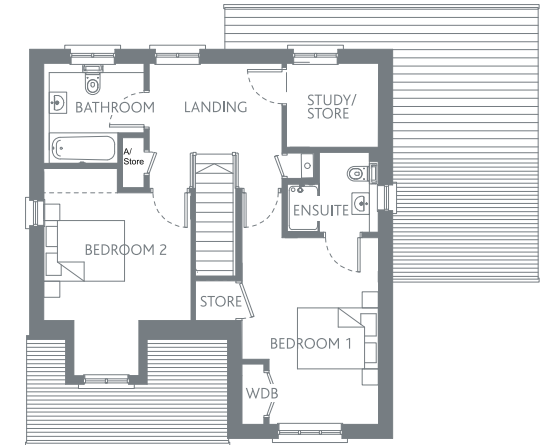


PLOT 14



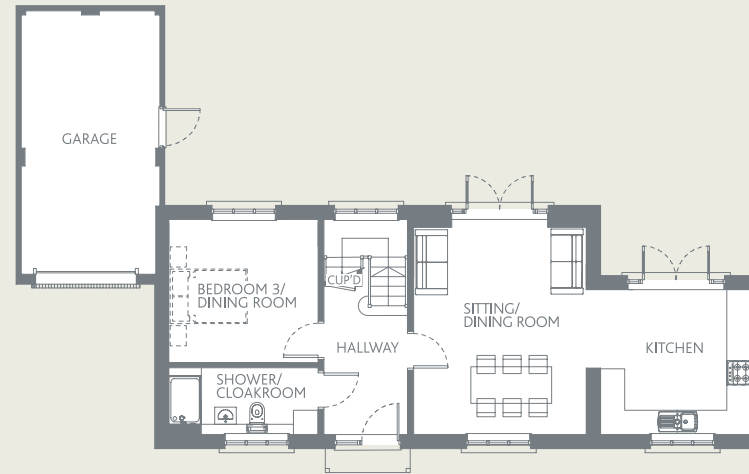
GROUND FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
SITTING/DINING	6.49 x 3.38	21'4" x 11'1"
KITCHEN	4.75 x 2.85	15'7" x 9'4"
BEDROOM 3/DINING	3.32 x 2.71	10'11" x 8'11"
GARDEN ROOM	3.38 x 3.38	11'1" x 11'1"



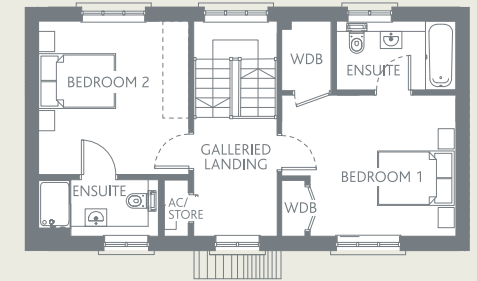
FIRST FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
BEDROOM 1 (MASTER)	4.64 x 3.37	15'3" x 11'1"
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STUDY/STORE	2.30 x 2.10	7'6" x 6'11"



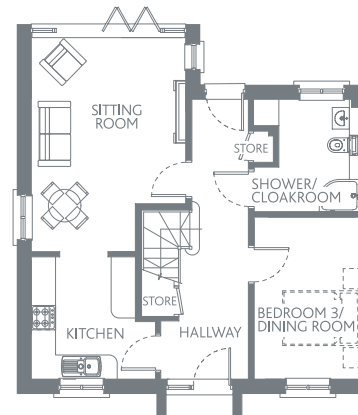
GROUND FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
SITTING/DINING	5.47 x 4.27	17'11" x 14'0"
KITCHEN	3.73 x 3.72	12'3" x 12'3"
BEDROOM 3/DINING	3.69 x 3.54	12'1" x 11'7"



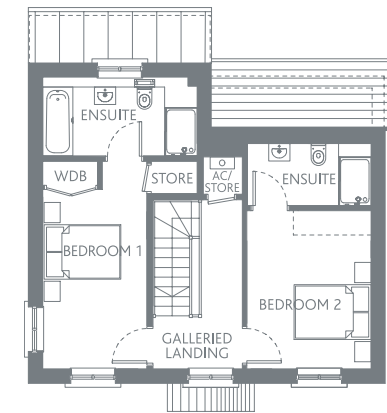
FIRST FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
BEDROOM 1 (MASTER)	4.30 x 3.49	14'1" x 11'5"
BEDROOM 2	3.79 x 3.74	12'5" x 12'3"



GROUND FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
SITTING/DINING	5.29 x 3.82	17'4" x 12'6"
KITCHEN	3.07 x 3.03	10'1" x 9'11"
BEDROOM 3/DINING	4.01 x 2.61	13'2" x 8'7"



FIRST FLOOR

ROOM	METRIC (metres)	IMPERIAL (feet/inches)
BEDROOM 1 (MASTER)	5.14 x 2.57	16'10" x 8'5"
BEDROOM 2	3.91 x 3.07	12'10" x 10'1"

PLOT 15

PLOT 16



FUTURE MODIFICATIONS

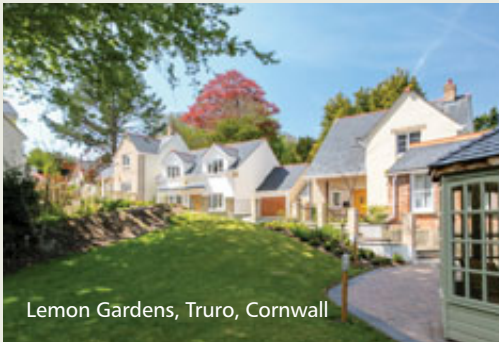
Access arrangements will change on completion of the adjoining development, at which time modifications to the footpath and closure of the temporary entrance will take place.



The development layout is for guidance purposes only and is not to scale. Trees, shrubs and landscaping are indicative only and may alter during construction.



Warren Gardens, Bristol



Lemon Gardens, Truro, Cornwall



Cedar Gardens, Taunton, Somerset



ABOUT US

We concentrate solely on building age exclusive new homes. Only a limited number of bespoke homes are built each year by our team of professionals based in Exeter and Bristol. The aim is to build homes that people want to live in, in places people desire to live.

MAKING THE MOVE EASIER

If the prospect of moving home is daunting, we have a dedicated professional to provide a helping hand with a friendly and personal touch. We support many of our homeowners to achieve a stress free move and to help them settle in to their new community.

“We believe in giving all our projects great attention to detail, and taking care of our customers is a priority – their good word is our future.”

Nick Hole, Managing Director



SPECIFICATION

KITCHENS

- Hand finished kitchens in gloss cream
- Neff stainless steel single oven with retractable door and touch controls
- Neff ceramic hob with granite splash back
- Neff stainless steel microwave oven and quartz grill
- Glass and stainless steel angled extractor hood
- Neff integrated fridge freezer and dishwasher
- Neff washer/dryer
- Granite worktops and upstands
- Stainless steel undermount sink
- Chrome monobloc mixer tap

- Energy efficient LED recess downlighters
- Engineered oak flooring
- Soft closing drawers and doors

BATHROOMS

- Duravit WC and detachable soft close seats (easy clean) with concealed cistern
- Duravit hand basins with Vado Elements taps
- Keuco deep corner basket to shower enclosure
- Porcelanosa floor and wall tiling with brushed steel trim
- Electric chrome towel rails with timer
- Concealed thermostatic shower valves (Vado Elements)

- Mirror cabinet
- Glass shower screens
- Energy efficient LED recess downlighters
- Shaver points
- Vanity unit
- Shower with riser rail and flexible hose
- Bath filler with pop-up waste
- Fixed shower head with separate wand shower
- Low level shower trays

ELECTRICAL SYSTEMS

- Ample power sockets throughout
- Digital terrestrial/satellite wiring to TV points in living room, dining room and master bedroom

- Telephone outlet sockets in entrance hall, living/dining room and master bedroom (telephone line to be ordered by purchaser)
- Pre-wired for future installation of a stair lift (houses)
- Low energy light fittings throughout
- Chrome switch and socket plates in kitchen
- Multi-grid appliance switches in kitchen
- Mains operated smoke and carbon monoxide alarms
- External lights
- Doorbell
- Remote controlled electric garage door

HEATING, INSULATION AND ENERGY EFFICIENCY

- 'A' rated gas fired condensing boiler
- Underfloor heating throughout (apartments)
- Underfloor heating to ground floor and bathrooms (houses)
- Radiators to bedrooms and landing (houses)
- Thermostatic radiator valves
- High levels of insulation to walls and ceilings
- Double glazed uPVC windows throughout
- Velux windows (houses)
- Sure Stop mains water switch

GENERAL

- Coving throughout
- Vicaima fine oak timber veneered internal doors
- Stainless steel door furniture and hinges
- Satin white painted bespoke timber skirtings and architraves
- Solid oak handrail to stairs with feature newel post
- Shelving to linen cupboard
- Engineered oak flooring to entrance hall

- Fully fitted 80/20 wool carpet to living room, bedrooms, stairs and landing, with quality underlay
- Individually metered electricity, gas and water supply
- Internal walls painted Jasmine White
- Oak front door with multi point locking system (houses)
- Security alarm
- Fitted wardrobes to master bedroom
- Ample storage
- Veneered oak window sill to ground floor rooms (houses)
- Plumbing and electricity in attached garages
- NHBC 10 year Buildmark Warranty

EXTERNAL AREAS

- Internal roadways and pathways surfaced in feature paviers
- Soft landscaping scheme designed by specialist landscape architect
- Communal garden area incorporating seating and a summerhouse
- Fully turfed gardens
- Private rear gardens and patio areas for each house and ground floor apartment
- Balcony to first and second floor apartments



TIME TO RELAX

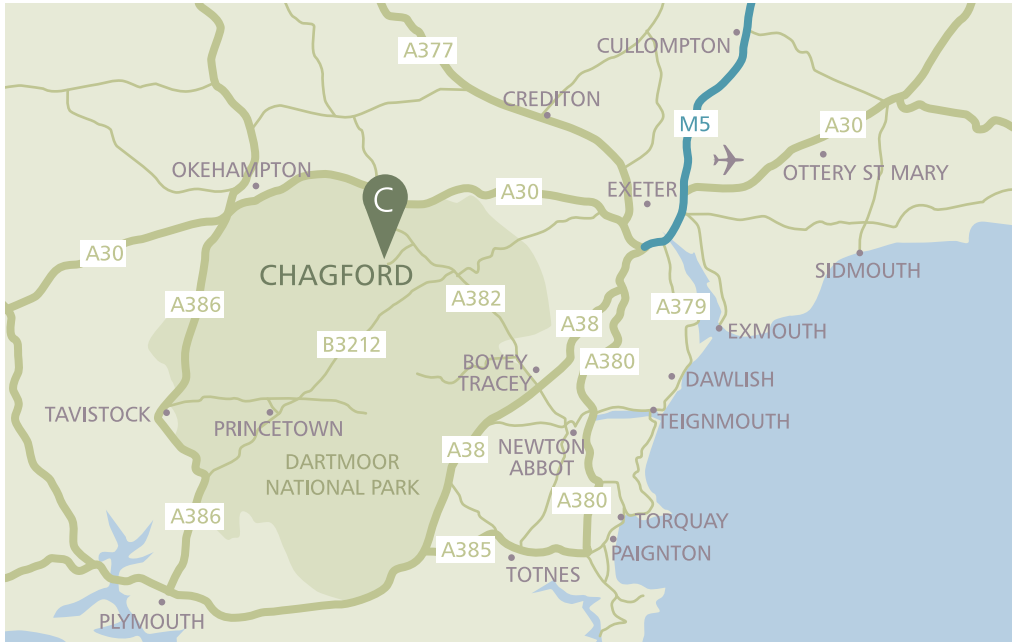
Blue Cedar Homes Management Company employ an Estate Manager for each site, to take care of the communal areas of the development, as well as owners private gardens. They are also available to look after your home, giving you peace of mind while away on holiday or visiting family and friends.

The annual service charge will cover the following:

All Garden Maintenance · Window Cleaning · External Redecoration
Waste Management · Gutter Clearing · Estate Maintenance

"I feel like I am permanently on holiday.
A feeling reinforced by looking out of the window
to see someone else mowing the lawns!"

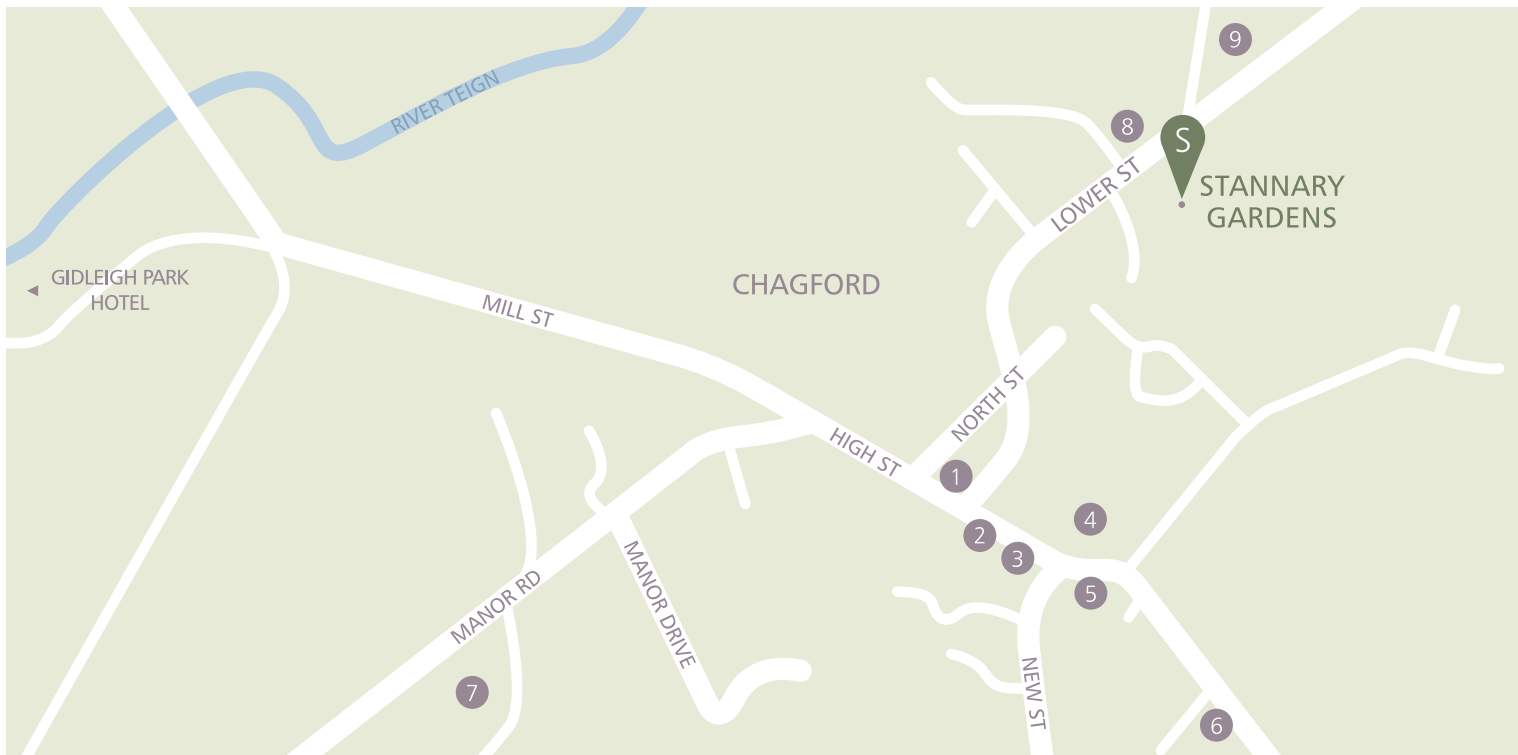
Mrs T, Cedar Gardens, Taunton



WELL CONNECTED

Although Chagford is surrounded by such stunning natural beauty, Devon's capital city, Exeter, is around 30 minutes by car. This thriving city is a great place for shopping, entertainment and much more. Plymouth is just over an hour away, and Bristol is no more than two hours away via the nearby A30 and M5.


Exeter International Airport is less than 30 miles from Chagford, just off the A30, and London is just over two hours away via Exeter's mainline railway station.



LOCAL AMENITIES

1. GENERAL STORE
2. THREE CROWNS
3. THE GLOBE INN
4. ST MICHAELS CHURCH
5. VILLAGE HALL & LIBRARY
6. DOCTORS SURGERY
7. CRICKET CLUB
8. PRIMARY SCHOOL
9. SWIMMING POOL

Maps are not to scale



“Friends tell me that
this home and the
community here suit
all my needs perfectly.”

Mrs M, Castle Gardens

STANNARY GARDENS

1-15 Hares Close

(excluding No.13)

Chagford

Devon

TQ13 8FG

Postcode for the purposes
of SatNav: TQ13 8DW

Plot 16 is

16 Bretteville Close

Chagford

Devon

TQ13 8DW

OCCUPIER CRITERIA (in accordance with the planning permission)

Each property is to be occupied by an Eligible Person (being not less than 55 years of age) as their principal or main residence, although a spouse or partner can be younger.

It is permitted for an Eligible Person to have friends or family occupy a room in the home as their guest.

Should an Eligible Person who occupies a home with their spouse or partner become unable to continue to occupy the home, by reason of health, welfare or other cause, their spouse or partner shall be entitled to occupy, notwithstanding that they are not of the qualifying age.



PLEASE NOTE:

These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability and final specification. Stannary Gardens is a marketing name and may not necessarily form part of the approved postal address. The dimensions are intended for guidance only and may vary. Maps are not to scale. Travel times and distances quoted are approximate only. Purchasers are advised to contact the marketing team to ascertain the availability of any particular property.

For more information or details of our other projects, please visit:

www.bluecedarhomes.co.uk