



BLUE CEDAR
HOMES

THE CRESCENT

CONTEMPORARY LIVING IN RURAL DEVON

SIX 2 BEDROOM APARTMENTS, CHAGFORD,
DARTMOOR NATIONAL PARK

Later life*instyle*[®].

THE CRESCENT | CONTEMPORARY LIVING IN RURAL DEVON





No work, all play.

Chagford, with its beautifully preserved 15th and 16th century buildings, charming town square, picturesque church and vibrant community spirit, has a well-deserved reputation for being one of the friendliest places to live.

It boasts a flourishing town centre, with an eclectic collection of independent shops from a hardware store to antiques shops, a fine deli and a wine merchant - it's not short on the finer things in life! Foodies will be spoilt living here with coffee shops, pubs, delicious local produce and the award-winning Gidleigh Park on the doorstep for fine dining.

Besides the open air swimming pool, cricket and bowling clubs, there are numerous other groups and clubs to fulfil every part of life. Chagford is rightfully proud of its love of arts and culture, and boasts a number of galleries and artisan craft shops. It even hosts its own annual film and literary festival, alongside a music festival. It's the perfect town to just relax in, chat, browse and soak up the atmosphere of this special place. But life here isn't remote either - 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.







An unrivalled place to live in rural Britain



Nothing lifts the spirits or makes the heart sing quite like an unparalleled view across hundreds of acres of breathtaking, unspoilt moorland. As the spectacular scenery of the Dartmoor National Park unfolds around the beautiful stannary town of Chagford, its life-affirming beauty is hard to match. With sparkling rivers, granite tors, the famous wild ponies and ancient standing stones, it's a history-soaked rural playground which offers wonderful and endless opportunities for walking, cycling, bike riding, fishing or simply enjoying nature.

Indeed this is a landscape which is rich in famous landmarks too and has inspired many. At the mouth of the Teign Gorge is the impressive Castle Drogo, designed by Edwin Lutyens, which was the last castle to be built in England. Along the stunning Teign Valley are Fingle Bridge, Fernworthy Forest and Canonteign Falls - England's highest waterfall.

The Crescent

The apartments at Stannary Gardens, designed in collaboration with the Prince's Trust in the initial stages, are a rare find in one of the most desirable areas of the country. These six stylish new apartments are built as part of a unique, spacious development of retirement homes in the heart of Dartmoor National Park.

The apartments are all generously proportioned, consisting of two bedrooms, two bathrooms and arranged over three floors - the views from the upper floors are stunning. Each apartment provides a contemporary style of living which is easy to maintain.

“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

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. This attractive development provides a unique blend of style, quality, convenience and community.

The position in the magnificent landscape of Dartmoor National Park makes this a very special place to live **later life in style.**



SPECIFICATIONS

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
- 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 the living room and master bedroom
- Telephone outlet sockets in entrance hall, living/dining room and master bedroom (telephone line to be ordered by purchaser)
- 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
- Remote controlled electric garage doors

HEATING, INSULATION AND ENERGY EFFICIENCY

- 'A' rated gas fired condensing boiler
- Underfloor heating throughout
- High levels of insulation to walls and ceilings
- Double glazed uPVC windows throughout
- Sure Stop mains water switch

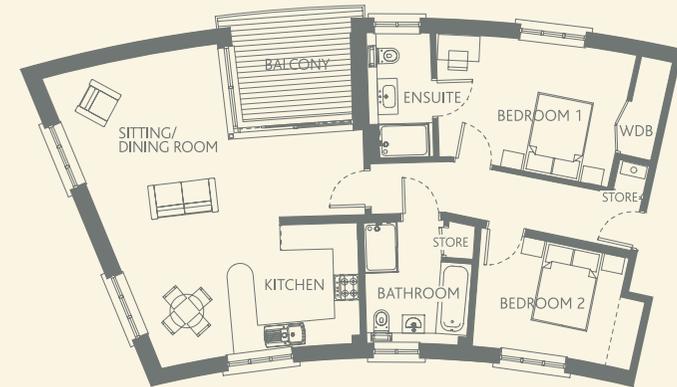
GENERAL

- Lift access to all floors
- Coving throughout
- Vicaima fine oak timber veneered internal doors
- Stainless steel door furniture and hinges
- Satin white painted bespoke timber skirtings and architraves
- Shelving to linen cupboard
- Engineered oak flooring to entrance hall
- Individually metered electricity, gas and water supply
- Internal walls painted Jasmine White
- Fitted wardrobes to master bedroom
- Ample storage
- Veneered oak window sills

EXTERNAL AREAS

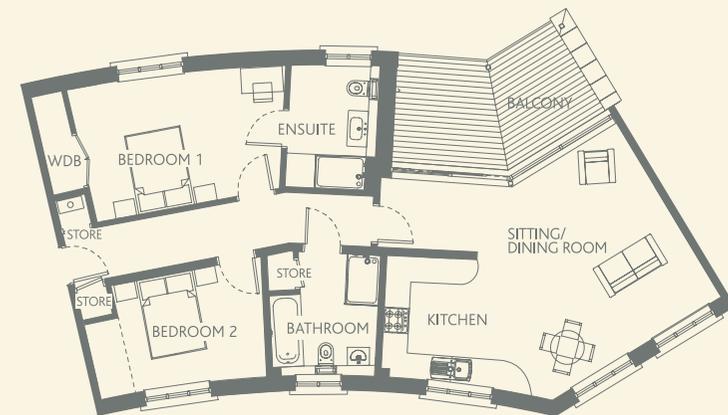
- Internal roadways and pathways surfaced in feature paviers
- Soft landscaping scheme designed by specialist landscape architect
- Communal garden area incorporating seating and a summerhouse
- Fully turfed garden to ground floor apartments
- Balcony to first and second floor apartments

This specification is provided for guidance only and is subject to change



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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"



2/4/6 The Crescent

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"



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