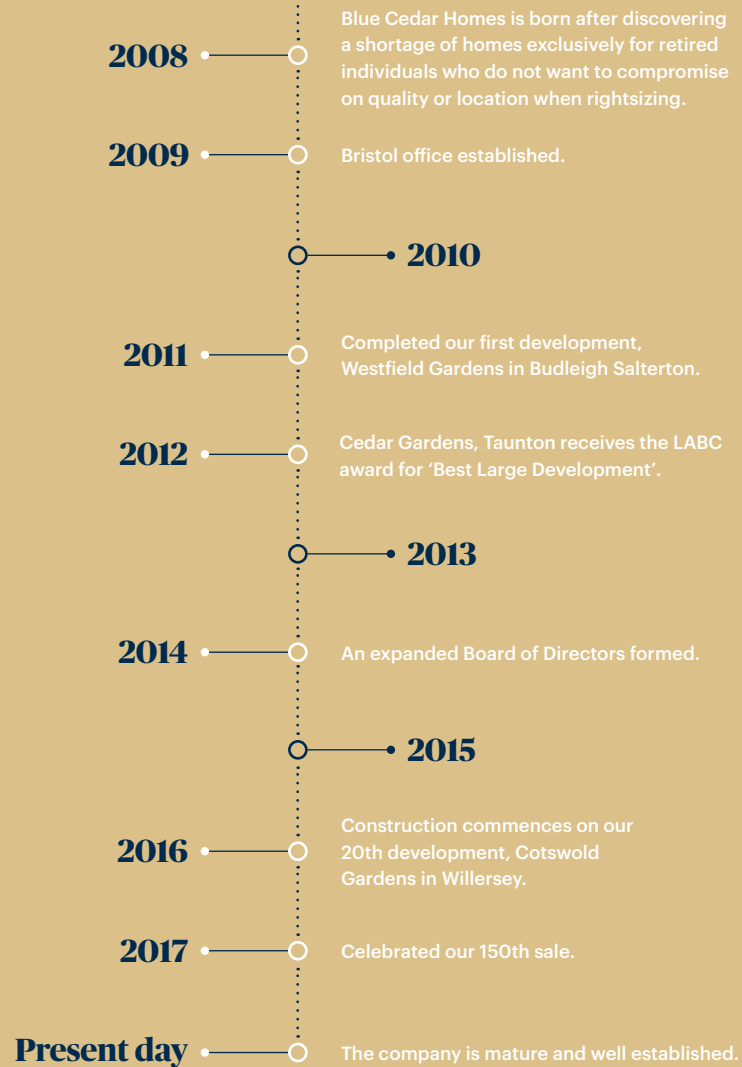




Later life *in*style.

*“We believe in giving all of our homes great attention to detail. Taking care of our homebuyers is a priority – their good word is our future.”*

NICK HOLE, MANAGING DIRECTOR



At Blue Cedar Homes we have one purpose – to create luxury homes that fit the life you want to lead in retirement.

We understand that whilst you may want to downsize to a low-maintenance property that can cater for your changing needs, you do not, and should not have to compromise on quality or location. Our considered approach and wealth of experience enable us to build high-quality homes that are stylish, practical and bespoke.

Our close-knit team at Blue Cedar Homes is based across two offices in Exeter and Bristol. Between us, we have many years of experience in developing schemes. As part of the Eagle One group of companies, we benefit from a depth of knowledge in residential and

commercial property development, as well as a sound financial base that has enabled Blue Cedar Homes to grow and thrive.

Are you looking for your next step? A Blue Cedar Homes development will give you the opportunity to enjoy new experiences, new friendships and newfound freedoms. Live your later life in style. We look forward to helping you find your forever home.

**Nick Hole, Managing Director**

## OUR APPROACH

*Blue Cedar Homes design and build luxury properties in desirable locations, created to fit the life you would like to lead in retirement.*

# Find your forever home.

Our approach is simple. To ensure your beautiful new home fits the lifestyle you want to live, we take time to get to know you. We understand that your needs may change, which is why each home is designed with the flexibility to change with you.

Located in the most desirable towns and villages, from coast to country, each Blue Cedar Homes development typically includes around ten to twenty detached freehold properties. All of which, are nestled in a lovingly tended landscaped garden.

Renowned for our blend of practicality, quality and unrivalled attention to detail, our exclusive homes all feature high-quality fixtures and fittings, fully fitted kitchens, bathrooms, well-planned layouts, and generously sized rooms that can easily be adapted in the future.

Embrace a simpler way of life. All of the gardening is taken care of by a local Estate Manager, as well as some external property maintenance – ideal for spending more time doing what you love.

They will even keep an eye on your property, whether you are home or away. Something our homeowners really feel the benefit of.

All of our developments are based across the South of England and Wales, from Cornwall to the Cotswolds, Devon to Oxfordshire. Perfect if you are located nearby and want to stay close to friends and family, or are from further afar and want to see what life holds in a new part of the country.





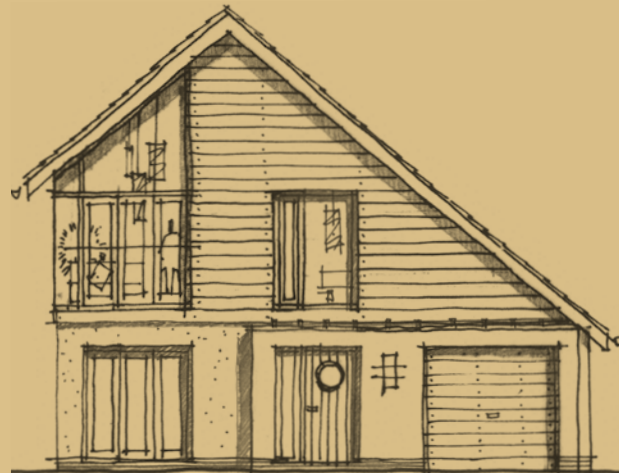
*“Blue Cedar Homes has  
a simple philosophy: to  
create the very best homes  
in the very best locations.”*

CHRISTOPHER FAYERS, DIRECTOR

PROPERTY

*At Blue Cedar Homes, we have seen  
how our thoughtful, well-considered  
design has the power to change lives.*

# Thoughtful design.







*“The longer we live in our new home, the more we appreciate how well thought-out the design is.”*

MR & MRS F, WARREN GARDENS,  
LONG ASHTON

We understand the importance of considered architecture, which is why we take into account the local surroundings and scenery for each bespoke development. All of our homes are then thoughtfully designed to complement their setting. From our choice of roof tiles to exterior cladding, everything has been given the utmost consideration to ensure your new home fits into the landscape.

When it comes to attention to detail, we are the experts. To enhance our homeowners' enjoyment of their new homes, we only use the highest specification of fixtures and fittings. If you choose a Blue Cedar Homes property, you can expect a fully equipped and stylish kitchen with many

high-end features and you will love entertaining friends and family in such a warm setting. You can also get used to bathing in style. Each home has spacious, elegant bathrooms, which include high-specification sanitaryware and designer tiles.

Each detached home is set within beautifully maintained feature gardens, with a charming summerhouse as a centrepiece. Something our homeowners think lends a homely, traditional feel to an otherwise contemporary development.

Designed to keep running costs to a minimum, each home features high levels of insulation and central heating alongside a range of energy saving and sustainable features.

# A helping hand.

*At Blue Cedar Homes, we want to help you make the most of your retirement and that means never being tied-down by your home.*



Imagine somebody else taking care of the upkeep of your home, whilst you are off having fun or simply just putting your feet up. Well, at Blue Cedar Homes that is just a way of life.

Each of our developments has a visiting local Estate Manager, who looks after all estate and communal grounds. They are also responsible for gardening, external window cleaning, gutter cleaning, general security, external redecoration every five years, and helping out with the bins and recycling. All of which is included in a basic annual maintenance charge.

Extra services are also available, as and when you need them, such as a helping hand when you are moving in or looking after your home whilst you are away on holiday.

The day you move into your lovely new house, we also offer an inclusive 'Half Day Handyman Scheme' to help you settle in. They will help you unpack boxes as well as do those all important finishing touches like fitting lampshades and hanging paintings, to make your house a home.





## OUR SERVICES



### External redecoration.

Every five years.



### External window cleaning.

Helping you enjoy clean and clear views.



### Customer Care Team.

To prepare you for your move.



### Estate Manager.

A familiar presence on site.



### Security.

Giving you peace of mind when you are away.



### Gardening.

You will never have to mow the lawn again.



### Gutter cleaning.

Keeping the water flowing.



### Help moving in.

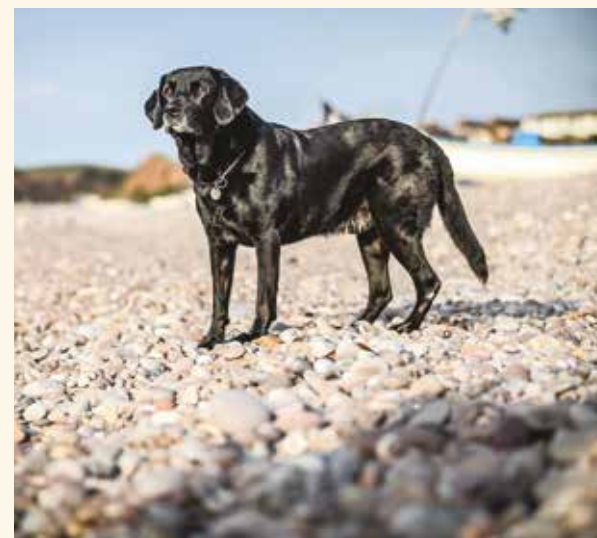
Half day handyman service.



# Life in bloom.

*As a former military wife, Kathy had a list of past addresses the length of her arm. She was finally ready to put down roots somewhere that held a special place in her heart.*





*“Whether it is off to the opera, going on coastal walks with neighbours, gardening club or book group, I am rarely in the house!”*

After a lifetime of happy memories holidaying in South Devon with her late husband, Kathy decided to take the plunge and move to the coast. On the lookout for somewhere to call her forever home, she stumbled across a Blue Cedar Homes advert in The Telegraph. The rest, as they say, is history.

Here is Kathy’s story: “When I first found out about Blue Cedar Homes, I thought what a brilliant idea. The homes are lovely and light, with bags of room and when you get to my age you accumulate a lot of things. I brought six hundred books and forty paintings with me when I moved and everything fitted in beautifully.

My friends back in Somerset were nervous that I was moving into a retirement village! But it is nothing like one. I am so happy here. My neighbours are lovely, and although we are very different, we all get on famously.

I still do my own thing here too. I have always been active and I love having a busy social life. Whether

it is off to the opera, going on coastal walks with neighbours, gardening club or book group, I am rarely in the house!

Andy our Estate Manager is the nicest man. I think he must go beyond his job description. My maintenance charge is only minimal, but he cuts my grass, does the rubbish, changes light bulbs. He is great. I have not made use of all of his services yet, but if I buy any more paintings I will ask him if he will help me hang them.

Although Andy is around to help, I love being in the garden myself. So it is nice to have the option. Since moving in, I have planted some lovely scented roses. Spending time outside makes you realise how peaceful it is here.

Both Maisie, my black lab, and I have a new zest for life. She has discovered a late life passion for sea swimming and chasing seagulls, and I just feel so lucky to be able to call this place home.”



*After years of tackling hefty renovation projects, as well as one arduous self-build, Claire and husband George were ready to downsize from their large family home in Yorkshire, but that did not mean downsizing on life.*

# No work, all play.







**F**or Claire and George, the running costs of a six-bedroom home, alongside ongoing upkeep and gardening was beginning to take its toll. It was time to make a change. In 2016, the couple made the decision to relocate from the Yorkshire Dales to rural Oxfordshire, in order to live closer to family and friends and save money.

George explains: “When we first started looking at properties, an age-exclusive development definitely was not on the list, but after lots of research and viewings, a Blue Cedar Homes property was the perfect fit.

We were blown away by the thought that had gone into the design of each home. The quality of fittings is second to none, which is something most property developers charge extra for. We have always valued living space over bedroom space, which Blue Cedar Homes offer in abundance.

We fell in love with the layout of the individual properties. Each house on our development looks out onto landscaped gardens, so you never feel overlooked. Another huge selling point for us was

freehold ownership. Knowing that our home will continue to increase in value with the property market is really reassuring.

During the summer months we took to using the summerhouse. We would make the most of long evenings by getting to know our neighbours over snacks and wine. It is so nice to feel part of a mini-community.

Both the house and garden are a much more manageable size, and thanks to our Estate Manager doing all the hard work for us, we get to spend more time indulging in our pastimes. We are both keen walkers, so we love exploring the local area and discovering all that it has to offer. I am also a member of a local rowing club and Claire is a member of the local tennis club. And when we are not both running and rowing around, we are spending quality time with our two daughters and their families.

Moving here has enabled us to really concentrate on what matters most, enjoying a happy and fulfilling life. If anything, we wish we had done it earlier.”

*“We are both keen walkers,  
so we love exploring the local  
area and discovering all that  
it has to offer.”*





Blue Cedar Homes headquarters,  
Eagle House, Exeter Science Park.  
Designed by LHC Architects.

Completed in November 2013,  
our HQ achieved BREEAM Excellent  
standard and features solar PV roof-  
mounted tiles as well as passive  
heat and cooling technology.  
An energy efficient build, over ten  
percent of the building's energy  
usage comes from renewables.



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Our stories are based on a combination of real interviews with Blue Cedar Homes' homeowners, however all names and identifying details have been changed to maintain anonymity.

Designed by [www.mrbandfriends.co.uk](http://www.mrbandfriends.co.uk)

*“Homes designed  
with the flexibility  
to adapt to your  
wants and needs.”*

JON SYMONS, DIRECTOR



Visit: [www.bluecedarhomes.co.uk](http://www.bluecedarhomes.co.uk)