



**DARTMOOR VIEW**  
**£1,595,000**

**HIGHLY EFFICIENT CONTEMPORARY FAMILY HOME**  
**UNINTERRUPTED COUNTRYSIDE VIEWS**  
**1/3 ACRE LANDSCAPED GARDENS**  
**5 BEDROOMS, INCLUSIVE OF 2 ENSUITE BEDROOM SUITES**

\*generated image to show potential finish of garden and planting

# New Homes at Downhayes, Spreyton

Tech led family homes under development



\*generated image to show potential finish of garden and planting

## The Concept

To create two spacious and light, highly efficient contemporary family homes in beautiful rural surroundings with far-reaching views to the southwest across the rolling Devonshire countryside to Dartmoor National Park.

The homes are steel framed for versatility, with zinc first floor siding and Canadian Red Cedar ground floor cladding. Boasting floor to ceiling windows and doors in the large living area and multiple balconies with glass balustrades for uninterrupted rural views and brise soleil solar shading to manage summertime heat gain.

The houses are spacious and airy, with the luxury of generous dimensions throughout. Each have very large basement games and media rooms.

## The Tech

Both houses have 'A' energy performance ratings with extremely high levels of insulation throughout.

There is zoned underfloor heating powered by an air source heat pump and enhanced by an air circulation and heat recovery system. They have photovoltaic panels with inverters and back up battery storage to assist with electricity consumption.

There is double glazing throughout, brise soleil balcony features and individual energy efficient Environment Agency compliant waste processing plants.

The houses have full fibre installed for high speed internet connection, plenty of power points, lighting circuits in principal rooms and multiple USB charging sockets.



Ensuite 1



Utility Room



Ensuite 2



## The Homes

Dartmoor View and Den Brook Valley View are built to identical specifications but slightly different floor plans. Both have multiple first floor balconies with far reaching views over the spectacular Devon countryside. Each of the homes have five bedrooms with two ensuite bedroom suites and three further double bedrooms.

The contemporary designs are bright throughout the ground and first floors and each has a huge basement with rooms for games, media, technical plant and a W.C - great for entertaining.

The double garages have electric roller shutter doors and there is plenty of visitor parking and turning space. Each home has approximately one third of an acre of garden which will be landscaped by the developer with Devon banks and hedgerows, large porcelain paved terraces, paths and brick paved driveways. They share a private driveway about a quarter mile long and are set well away from the public highway.

## Dartmoor View

Built with the highest regard to energy efficiency and ease of living, Dartmoor View is a quality home in architectural and technical terms as well as being in a superb setting with far reaching views. The metal, multi-locking front door leads into a spacious hallway with a steel, oak clad staircase rising to the first floor and descending to the basement. A broad opening leads through to the living room.

The spacious living room is almost entirely glazed along the southwest exterior facing elevation and it enjoys superb natural light and glorious views. It has plenty of space for sitting and dining, with great views to the countryside and the moor. Double glazed bi-fold doors to either end of the room enable access to the porcelain paved terrace which stretches across the rear of the house.

At one end of the living room is the open plan kitchen featuring a large island incorporating a built-in wine fridge, a retractable media tower and a large quartz ammonite stone worktop with integral LED under-lighting and a self-venting Neff induction hob. The main kitchen cabinets are finished with cupboard and drawer facias in a stone effect, with matching quartz ammonite stone worktops and integral LED lighting both above and below the worktops.



\*Hallway



\*Kitchen



Integrated appliances include a Neff fan oven and grill, a combination microwave and convector oven, a dishwasher, a full height fridge and separate freezer and the Capel sink has a fitted Quaker hot and cold tap for convenience.

To the rear of the living room is an oak finished door to the snug and a short corridor adjacent to the kitchen leads to the w.c. and to the home office and integral door to the double garage. The utility room can be accessed directly from the kitchen area and it has matching stone worktops, a fitted sink and access to the air circulation and heat recovery unit that serves the ground and first floors.



The oak and glass staircase with integral LED lighting leads to the spacious first floor landing where there is a glazed balustrade and passage to the bedrooms and family bathroom, It has a high ceiling and three electric velux double glazed skylights with rain sensors and a double glazed rear facing window, whilst oak finished doors lead to all rooms.

The family bathroom is fully tiled to floor and walls and has a large chromed heated towel rail, a large stone composite tub with side mounted mixer tap and shower wand, a walk-in shower with a glazed screen, a low level w.c. and a stone composite washbasin set on vanity drawers with a mirror and lighting above.

The principal bedroom suite is located to the eastern end of the house and has two sets of bi-fold doors to the large wrap-around balcony with a glass balustrade and brise soleil solar shades to keep the room comfortable in the high summer.

The bedroom area has a feature architectural wall and a passage separating it from the dressing room which leads to the bronze trimmed ensuite bathroom with fully tiled walls and floor and a stone tub and side mounted mixer tap, walk-in shower, low level w.c. and wall mounted stone composite sink with vanity drawers.

The second bedroom is to the western end of the house and is similarly designed with a smaller balcony and bi-fold doors and an ensuite shower room with a walk-in shower, a low level w.c. and a wall mounted stone composite basin on a vanity cabinet. Also facing southwest are two further generous double bedrooms with great views, whilst to the rear of the house is the fifth double bedroom.

The lower ground floor basement lobby has access to the large plant room where there is a big water storage cylinder and other equipment.



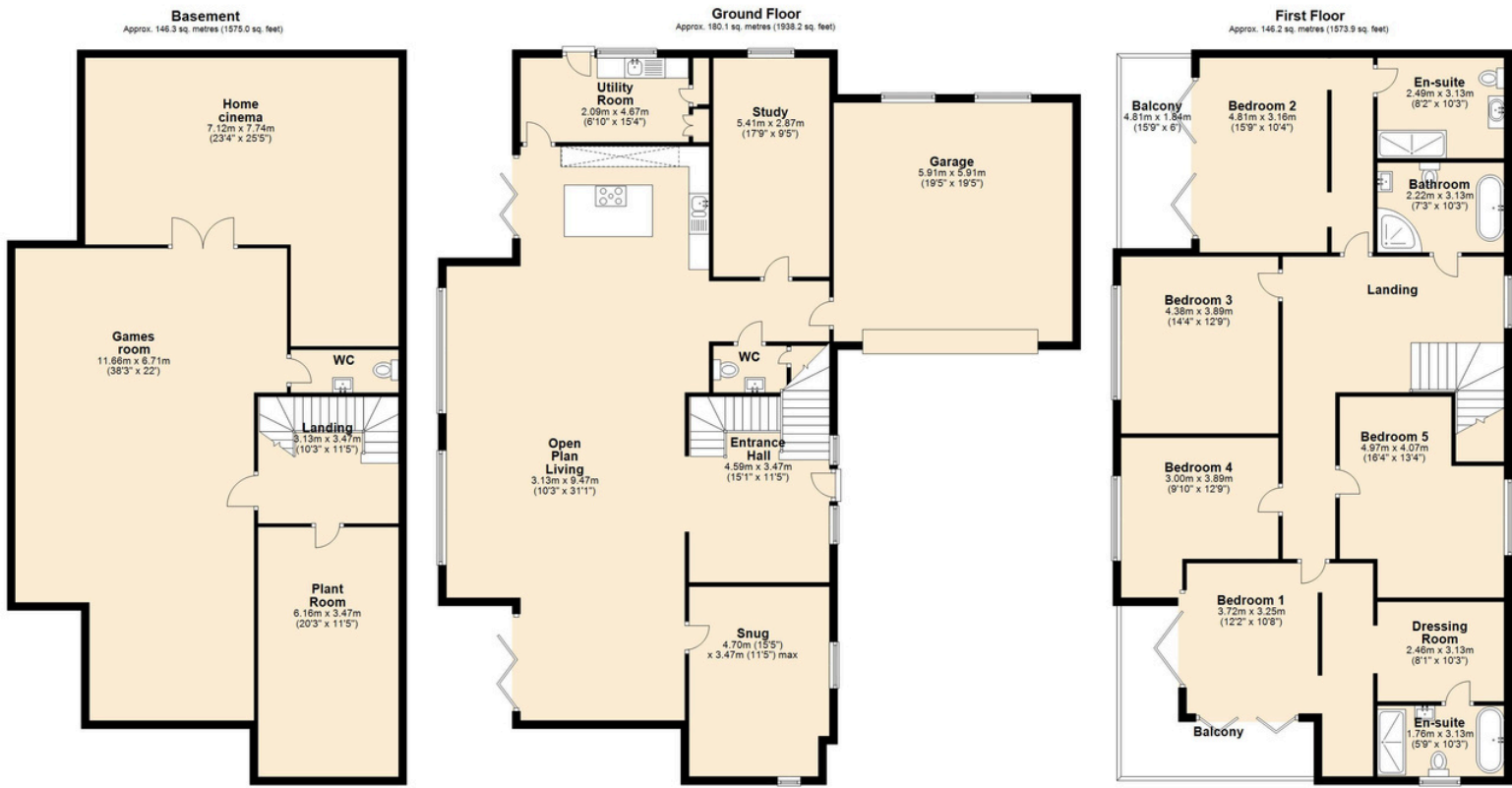
Double doors lead into the large games room which could be home to a big home gym if desired and which leads onto the media room/home cinema space. A w.c. is located off of the games room for convenience. Both basement spaces have underfloor heating and an air circulation and heat recovery system for maximum comfort.

The shared private driveway is about a quarter mile long and leads to the brick paved individual driveway and turning area at Dartmoor View. There is additional parking on the driveway for guests and an electric door to the big double garage. Porcelain paved pathways lead around the house to the large terrace which enjoys superb views to Dartmoor and the garden will be landscaped with a large lawn and Devon bank boundaries, post and rail fencing and freshly planted hedgerows for privacy between the two homes.

The views are superb across the beautiful part of Devon and Dartmoor is clearly visible just a few miles away.



# Floor Plan and EPC



Total area: approx. 472.6 sq. metres (5087.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	94	99
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

# About Fowlers Properties

Fowlers have a prominent corner office in the bustling town square in Chagford, Devon.

The agency covers Dartmoor and its surrounding villages and as a result are the leading agent for property in this unique area.

Founder, Philip Fowler has practised solely in this area since 1989 and with a wealth of local knowledge, commitment and know-how, is in a great position to help you achieve the best price for your home or investment properties and support you through your property purchase.

Fowlers are always open for your property needs and look forward to welcoming you to the area and providing you with a quality, bespoke property service.



## Website

[www.fowlersproperties.co.uk](http://www.fowlersproperties.co.uk)

## Phone Number

+44 1647 433595

## Email

[info@fowlersproperties.co.uk](mailto:info@fowlersproperties.co.uk)

## Physical Address

40 The Square, Chagford, TQ13 8AB

