



**DEN BROOK
VALLEY 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



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 roofing and Canadian Red Cedar ground floor cladding. Boasting floor to ceiling windows & 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 a very large basement games and media rooms.

The Tech

Both houses have 'A' energy performance ratings with extremely high 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.





The Homes

Denbrook View and Dartmoor 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.

Their 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.

Den Brook Valley View

Built with the highest regard to energy efficiency and ease of living, Den Brook Valley View is a quality family home in architectural and technical terms as well as being in a superb setting with far reaching views.

The metal, multi-locking double glazed front door leads into a spacious hallway with a steel oak clad staircase rising to the first floor and descending to the basement. Oak finished doors lead to a W.C, the garage, utility room and into the living area of the house.

The spacious living room is almost entirely glazed along the southwest exterior facing elevation and it enjoys superb natural light. It has plenty of space for sitting and dining, with great views to the countryside and the moor. Double glazed doors to either side 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 white marble worktop with integral LED lighting and a self-venting Neff induction hob. The main kitchen cabinets are finished with drawer and cupboard facias in contrasting stone effect, with matching marble worktops,



*generated image to show potential finish of garden and planting



*Living Space



Kitchen

and integral LED lighting both above and below the tops. Integral appliances include a Neff fan oven with grill, a combination microwave and convector oven, a dishwasher, a full height fridge and separate freezer and the Capel sink has a fitted Quoker hot and cold tap for convenience. To the rear of this room are oak finished doors to the home office and the snug. The utility room can be accessed directly from the kitchen area and it has a white marble worktop, a fitted sink and access to the concealed air circulation and heat recovery unit that serves the ground and first floor.

The oak & glass staircase rises to the landing where there is a glazed balustrade and passage to the bedrooms. It has a high ceiling and three automatic Velux double glazed skylights and a double glazed rear facing window, whilst oak finished doors lead to all rooms.



Family Bathroom

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

The principal bedroom suite is located to the western 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 and the bronze trimmed ensuite shower room with its walk-in shower, low level W.C and wall mounted stone composite sink with vanity drawers. The second bedroom is to the eastern end of the house and is similarly designed with a smaller balcony and bi-fold doors and larger ensuite bathroom with a composite stone bath, walk-in shower, low level W.C and a stone composite basin on a vanity cabinet. Also facing southwest are two further generous double bedrooms with great views and on the other side of the house is the fifth double bedroom with a view of Mid Devon.

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



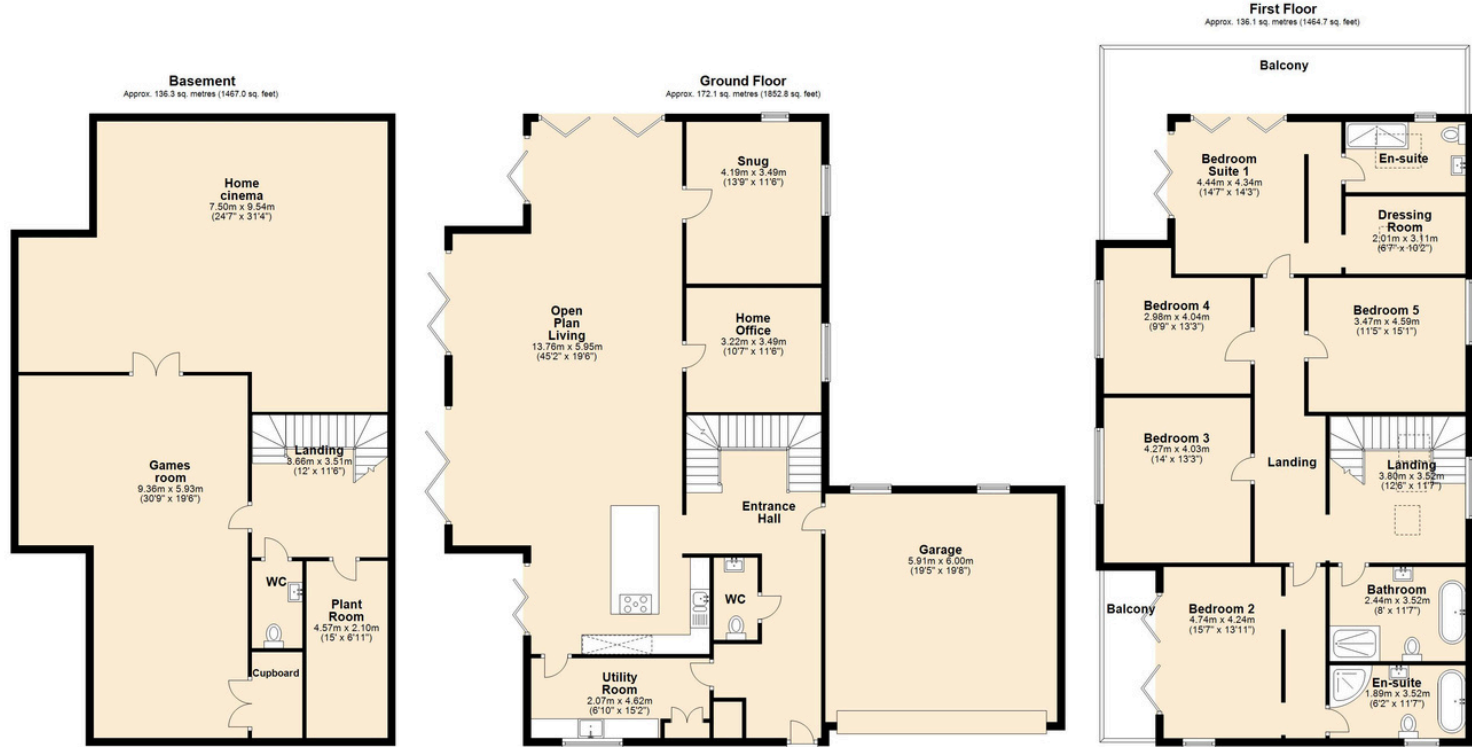
The basement has its own W.C for maximum convenience and double doors lead into the large games room which could be a big home gym if desired and which leads onto the media room. All have underfloor heating and an air circulation and heat recovery system for maximum comfort.

The shared private driveway is about a quarter mile long and leads to the brick paved individual driveway and turning area at Den Brook Valley View. There is additional parking at the side of the garage for guests and electric roller shutter doors to the big double garage. Porcelain paved pathways lead around the house to the large front terrace and the garden will be landscaped with a large lawn with Devon bank boundaries and freshly planted hedgerows for privacy between the two new homes.

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



Floor Plan and EPC



Total area: approx. 444.5 sq. metres (4784.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A	93 A	99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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