
BROAD PARK

Broadhempston | Totnes | Devon



POPPY
DEVELOPMENTS

www.poppydevelopments.co.uk



Creating award-winning homes across the South West

Unique Projects, Stunning Locations, Exceptional Homes



Over the last 16 years we have been inspired by the beauty of Devon where Poppy Developments was founded to passionately design and build unique modern homes that make the most of the space and locations that the rolling South Hams has to offer.

Our award-winning barn conversions and developments are carefully selected as we breathe life into once proud rural buildings, our passion and attention to detail preserves the historic features whilst creating stunning, bright modern living spaces that our clients cherish.

Our latest development at Broad Park in Broadhempston is set in a spectacular landscape of 12 acres and is a perfect example of our signature style. We have sympathetically used glass to infuse a feeling of light and space into this traditional barn, resulting in a truly impressive living space that seamlessly integrates architectural design with the surrounding landscape.

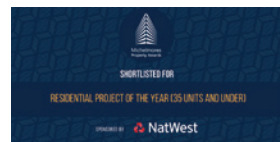
This expansive development offers unparalleled luxurious design and is unmatched in this part of South Devon and will appeal to discerning buyers for whom we have created something truly special.

Client testimonials

"I bought my gorgeous home near Slapton in early 2013. It is fabulous, thoughtfully constructed, very spacious, comfortable and modern while preserving the charm and original character of a converted farm building. Simon Stone is a pleasure to deal with - nice touches like a welcome card and bottle of fizz when we moved in. They are always on the end of the phone, responsive and helpful (even out of hours) with any queries I might have. Definitely get a gold star from me." S Wrigley

"Simon has delivered everything he promised and I really cannot imagine a more creative, helpful, or a more well disposed group of builders. During my moments of despair, when I first moved in, Simon calmly told me that he had never had an unhappy client and he has proved to be a man of his word. A Poppy Developments home is a bespoke, hand made home and all the craftsmen who work with Simon really care about the quality of their work. The result is not a factory product and the hand of the craftsman is very much in evidence." S Woods

"We had been searching for a home which incorporated some historical, distinctive and modern features, the Mill ticked all of the boxes. Simon Stone's integrity as a property developer is something that other property developers should aspire too. He is a true professional who lives up to his word and who we have found continues to be available to answer and resolve any concerns we may have." G & P Keen



*All images shown on this page are taken from previous developments.



Broad Park is an unashamedly modern barn conversion that makes the most of its very special position while sacrificing nothing in terms of comfort, light and space. The details are what matter and this exceptional home has been crafted to a very high standard. Concealed from view until you reach the end of the drive, the house rests discretely in the landscape, with sculptured grass banks and terraces giving way to open fields.



As you enter the magnificent glazed atrium at Broad Park you are immediately struck by the immense light, the vast and impressive full height atrium of the hall with a theatrical floating staircase leading to the first floor.

The hall opens up into a striking, enormous open plan lounge/dining/ kitchen area with the most dramatic and stunning views facing south down the valley towards the rolling countryside beyond. Light pouring through the fully glazed wall of glass and sliding doors, which let the outside in.

At the other end of the property is a cinema room/study together with two en-suite bedrooms, a laundry/utility room and cloakroom.

On the landing a glass bridge connects both sides of the property. To the east is a vast master bedroom suite with a beautifully appointed en-suite bathroom and substantial walk-in wardrobe. The master bed has been strategically positioned to take full advantage of the beautiful views with the large balcony completing this stunning room.

Opposite the master bedroom suite are 2 other en-suite bedrooms, one complete with its own balcony and a useful study or 6th bedroom.

Broad Park is a truly spectacular 5/6 bed roomed property of unrivalled design with considerable attention to detail and quality, all located in a unique and private location but close to a popular local village with excellent road, rail and air connections.

Broadhempston village is only a minute away and has a local community village shop, post office and two very popular pubs, the 15th Century Church of St Peter & St Paul and a well-respected Primary School. Totnes, Dartington and Ashburton are close by, as are Dartmoor from where the River Dart flows to Dartmouth. To the South the A38 Devon Expressway provides ready access to Plymouth and Cornwall via the Tamar Bridge. To the North, it leads itself directly to the Cathedral City of Exeter where it joins the M5. There is a rich choice of good schools and colleges in the area, from primary to University, including various independent and grammar schools. Totnes brims with energy and character and nearby Dartington Hall has much to offer including beautiful grounds, excellent food, art studios and musical events. Ashburton, with its renowned cookery school, leads into Dartmoor's ancient landscapes and charming villages. The delights of Dartmouth, Salcombe, Kingsbridge and the stunning coastline to Start Point, are also within easy reach. This part of Devon has something for everyone, from walking to sailing, horse riding, cycling, golf and numerous other pastimes and sports for all ages and interests. There is ready access to a rich choice of beaches and rivers throughout the South Hams, including the renowned surfing bays at Bantham, Thurlestone and Bigbury; and deep water moorings at Dartmouth and Torbay.

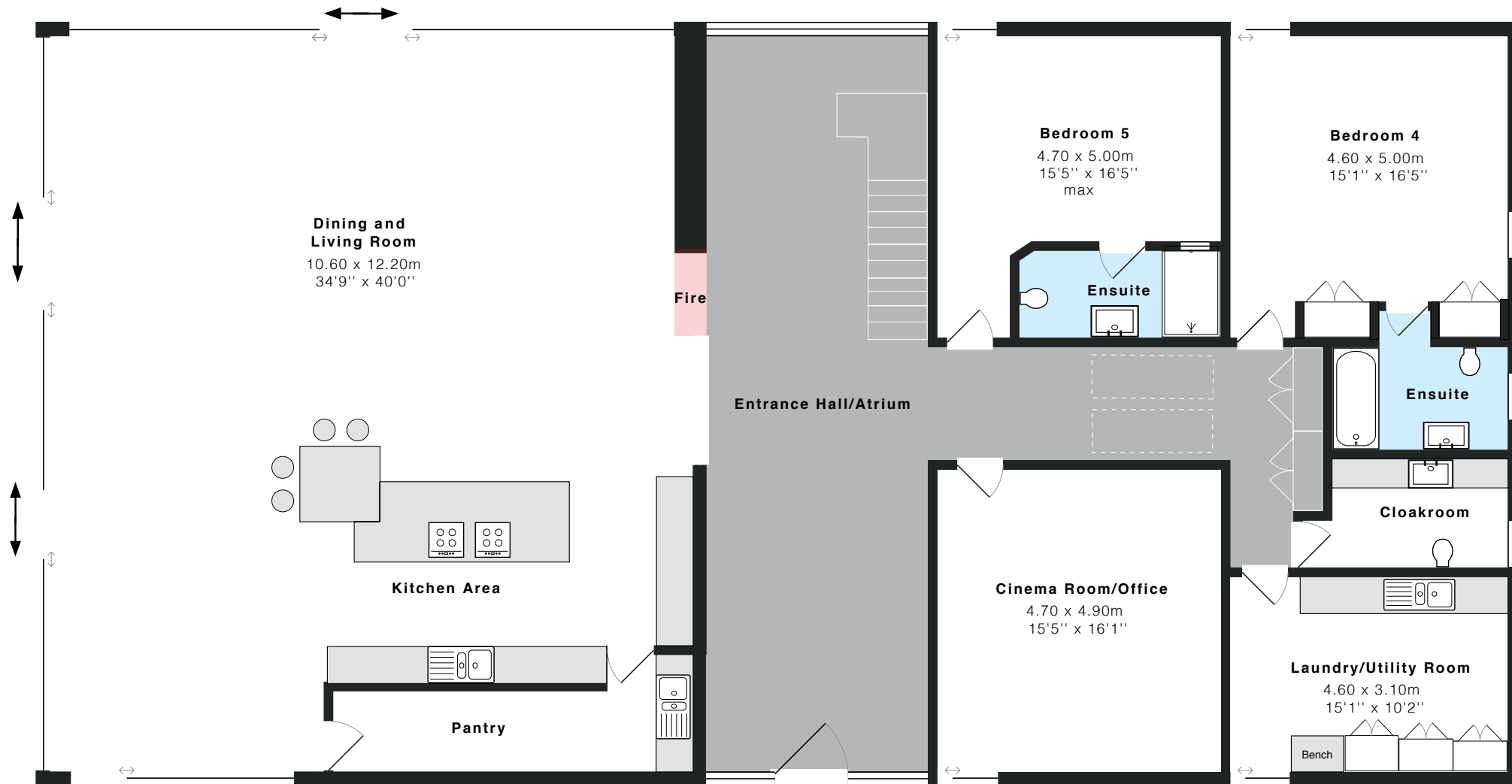
Floor plans

Approximate Gross Internal Floor Area

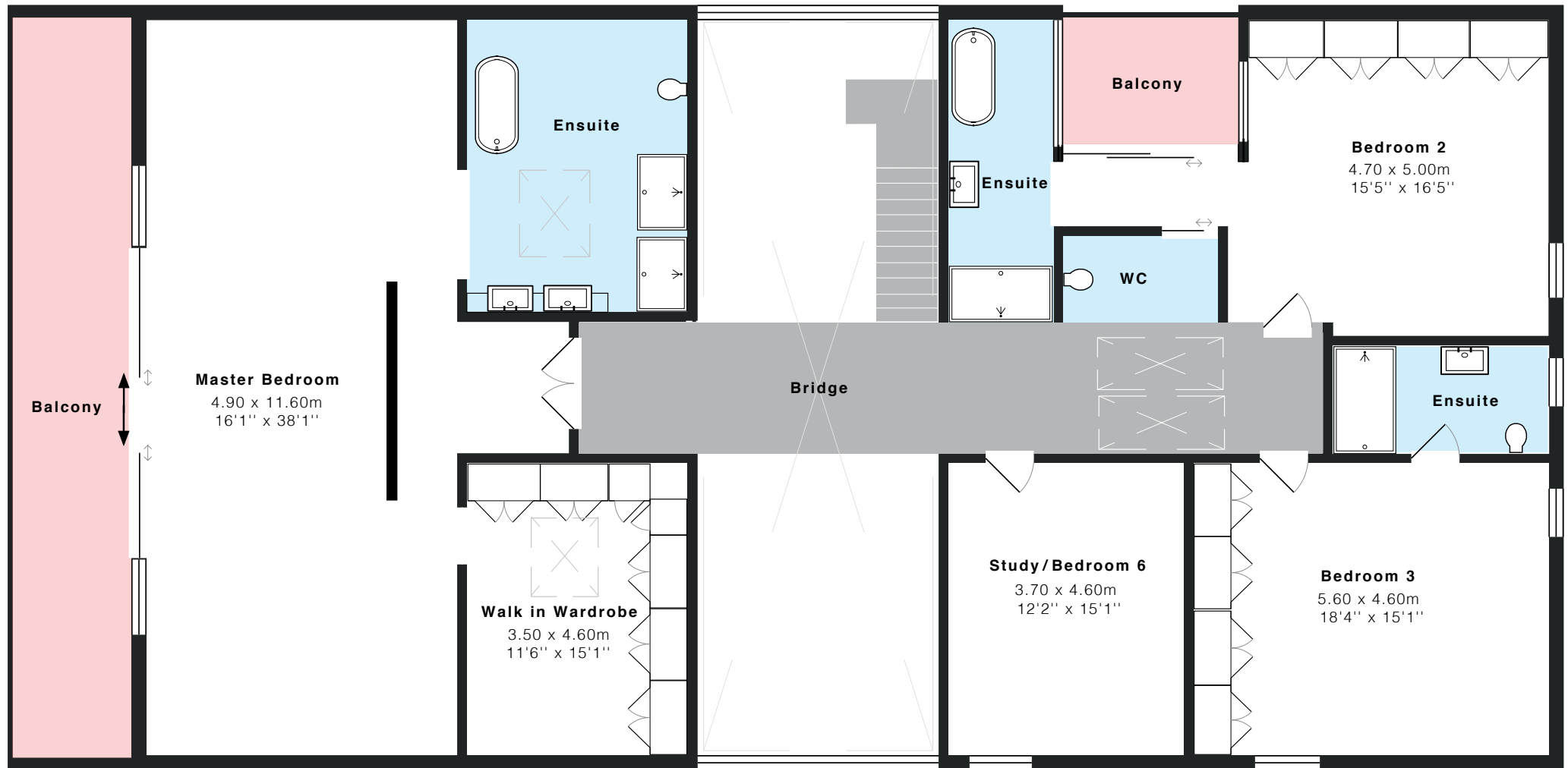
544.5 sq. m. / 5861 sq. ft.

All measurements are approximate and for illustrative purposes only

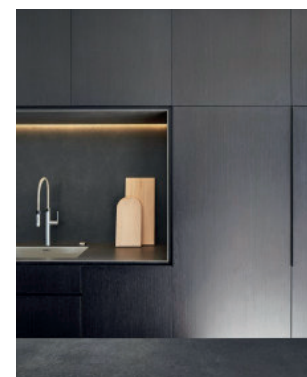
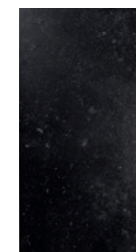
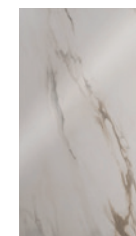
- 5 bedrooms, all with ensuites
- Walk in Wardrobe in Master suite
- Two balconies
- Cinema Room/Office
- Study/Additional Bedroom
- Separate Laundry/Utility/Boot Room
- Open plan Living/Kitchen/Dining area



Ground Floor



First Floor



Specification

The high specification at Broad Park includes:

Kitchen

- Contemporary Italian Designer Kitchen with Concealed Pantry
- Integrated Miele & Liebherr Appliances
- Innovative Bora Double Induction Hob with Integrated Extraction
- Utility / Laundry / Boot Room with Integrated Appliances

Bedrooms & Ensuities

- Villeroy & Boch, Hansgrohe & Vado Bathroom Fittings
- Italian Porcelain Tiles
- All Ensuities have Heated LED Mirrors & Designer Towel Rails
- Stunning Master suite with Panoramic Balcony Views
- Impressive Ensuite with Free Standing Stone Bath with Double Basins and Double Wetroom
- Bespoke Dressing Room, Wardrobes and Storage Cupboards with Integrated Lighting

Common Areas

- Floating Staircase to Atrium Bridge with Glazed Balustrades
- Oversized Bespoke Handmade Internal Doors with Concealed Hinges and Italian Designer Handles
- Bespoke Seamless Glazing

Technology

- Italian Peninsula 3 Sided Glass Remote Controlled Fire
- Remote Controlled Digital Showers
- App Controlled Underfloor Heating Throughout
- App Controlled Lighting
- Automated Roof Lights
- Category 6 Cabling Throughout
- Superfast Broadband
- 5G WiFi
- Cinema Room Pre-Wired, Soundproofed, Ready for Personalisation

External Areas

- Private Balconies with Amazing Uninterrupted Views
- Italian Tiled Patios and Terraced Areas
- 12m x 8m Spacious Garage with Potential for Gym, Studio, Games Room, or Annex
- Prepared for Electric Vehicle Charging Point

Peace of Mind

- Highly Insulated
- 6 Year Warranty
- Economical to Heat, Run and Maintain

This home has been built by local craftsmen and will be warrantied with an architect's certificate, ensuring that all building regulations and standards have been met to ensure your peace of mind.



1. Garage
2. Drive and parking
3. Plot 1/House = 5.34 acres approx.
4. Plot 2 = 6.92 acres approx.

Gardens and Grounds

Plot 1 includes 5.34 acres of partly landscaped grounds, including a stream and pond. A further 6.92 acres of adjoining pasture land, on higher ground to the right of the property, are available via separate negotiation and would be ideal for equestrian use.

Outbuildings

A large garage with an Electric Vehicle point and potential ancillary space for use as accommodation, gym, office or studio.

Services

LPG, Electricity, Water and Eco waste treatment plant.

Local Authority

Teignbridge District Council Forde House, Brunel Road, Newton Abbot, Devon TQ12 4XX.

Fixtures and Fittings

All items, usually known as tenant's fixtures and fittings, whether mentioned or not in these particulars together with all items of equipment are excluded from the sale but some may be available by separate negotiation.

Transport Links

Trains stations at

Totnes 5.8 miles (10 mins by car)

Newton Abbott 6.2 miles (15 mins by car)

Exeter 25.7 miles (35 mins by car)

All stations provide direct rail services to London Paddington or Waterloo in approximately 2 hr 15 mins. Further direct rail services to Birmingham New Street, Leeds, Glasgow etc.

Exeter International Airport (35 mins by car) has daily flights to

National Hubs:

London City - 55 mins

Manchester - 65 mins

International Hubs:

Jersey - 45mins

Schiphol, Amsterdam - 1hr 35 mins

Charles de Gaulle, Paris - 1hr 35 mins

(All distances and times are approximate)

Bantham

Nestling deep in the South Hams at the mouth of the little known river Avon, Bantham beach is one of Devon's premier beaches. Within easy driving distance of Salcombe and Kingsbridge, Bantham beach offers beautiful scenery with panoramic views over Bigbury Bay and the famous Burgh Island.

Bigbury Bay itself is a shallow sandy bay, which makes Bantham an ideal beach for swimming and paddling for all the family. Owing to the natural topography of the bay, Bantham also has a reputation as one of the best surf beaches in Devon.



Bantham



Thurlestone



Hope Cove

Thurlestone

Thurlestone is a village located slightly inland on the spectacular Devon Coast in an area of outstanding beauty. It offers a panorama of coastline dotted with dramatic cliffs, sandy coves and vistas of rolling hills covered in farmland. This small, quintessential English village with its thatched roofed, cream and pink cottages has become a well known stopping point.

Hope Cove

Hope Cove is a beautiful coastal sanctuary, a place to relax and unwind. Once a favourite haunt for smugglers, now a charming holiday destination.

The village of Hope Cove nestles in the shelter of Bolt Tail in the curve of Bigbury Bay. With its clean sandy beaches and peaceful, relaxed atmosphere, Hope Cove offers the ideal holiday retreat. There are miles of delightful and varied scenery along this rugged Heritage Coastline.



Burgh Island



River Dart - Totnes



Dartmouth

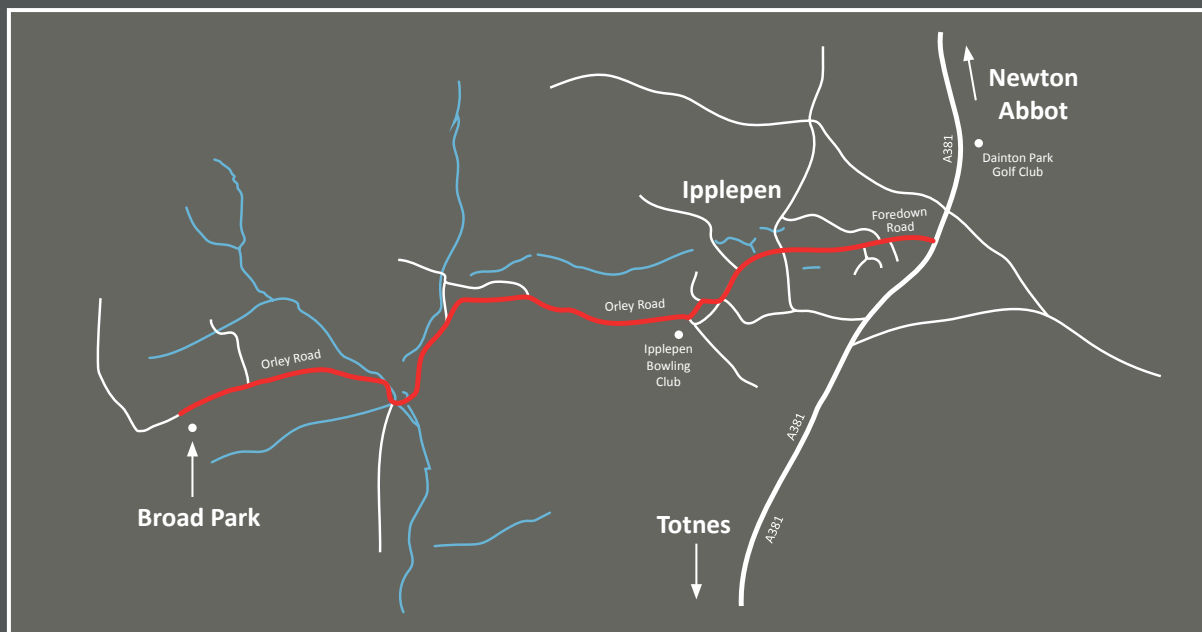
Just a short journey away lies Dartmouth. The town's maritime past has been well documented for more than 800 years. This famous centre for maritime history is the perfect place to relax with a meal or a drink and watch the world go by.



Salcombe

Located at the mouth of the beautiful Kingsbridge Estuary, Salcombe is the most recognisable destination in the South Hams. With its warm micro-climate, its stunning location and wonderful character it is easy to see why visitors return time and time again.





Directions

From Totnes take the A381 towards Ipplepen. Take the left hand turning to the village centre. From the centre of Ipplepen head up the hill past the bowling club and park and continue on Orley Road through the hamlet of Ambrook towards Broadhempston. At the top of the hill just before arriving in Broadhempston you will see the entrance to Broad Park on the left hand side.

Postcode TQ9 6BB

Viewing

Strictly by appointment with agents Knight Frank - 01392 423111 and Marchand Petit - 01803 847979



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