

HERNAFORD BARNES

Harbertonford | Totnes | South Hams



POPPY
DEVELOPMENTS

www.poppydevelopments.co.uk





Developing quality homes in the South West

At Poppy Developments we only pick the most unique projects and locations, so that the final result is very special.



We specialise in all types of barn conversions in Devon, and rural developments throughout the Southwest, be it Grade II Listed barn conversions or a unique Devon Longhouse. The locations and build projects are picked for their stunning views, whetherset amongst the rolling countryside or with beautiful views of the Devon coast. Based in Totnes, Devon, we operate across the South West and have developed barns and rural buildings throughout Devon, Cornwall and Somerset.

We breathe new life into old buildings. We preserve and keep as many original features as possible often turning them into a talking point of the home. We thrive on keeping, and conserving, the feel and style of a property, then complement this with quality modern features and technology, providing you with a stunning home.

We truly care about the homes we create and put a great deal of thought into every aspect of the conversion process. Whether it's a magnificent old mill, a large barn or a beautiful quaint thatched cottage, we lovingly restore them, taking the time to source the right materials and tradesmen for each particular project, you can be assured of a beautiful new home with character.

"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

HERNAFORD BARNs

A stunning development of just seven luxury 2, 3 and 4 bedroom barn conversions

HernaforD Farm is located on a gentle sloping site approximately 400 yards to the west of the A381 and approximately half a mile outside Harbertonford.

The farm is composed of the main farm house (which is a listed building) located to the south, a horse shoe range of barns to the East with a level courtyard opening to the south, together with a series of smaller barns at a higher level to the West.

Harbertonford is a village of about 300 houses south of Totnes in the region of the South Hams. It lies in the valley of the Harbourne river which is a tributary of the Dart. The river has a steep gradient and has served a string of water mills. The village has a pub, garage / store, primary school, church, and several small businesses.

The Medieval market town of Totnes is just 3 miles away and offers a wealth of shops, superb locally sourced food and great places to eat. One mile on from Totnes is Dartington, known for its famous glass and as a haunt for artists and writers. The busier resort of Torbay sits 10 minutes in the other direction with its beaches, zoo and attractions. This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline 7 miles to the south.

One of the many attractions of this unique development is the mainline train station providing direct access to London Paddington in 2 hours 40 minutes as well as Birmingham, Leeds and Glasgow.

There are a number of fantastic Primary and Secondary schools within close proximity.











Specification

The high specification on offer at Hernaford Barns includes:

- Premium fitted kitchens, individually designed
- Integrated fridge, freezer, dishwasher and washer dryer
- Bosch appliances
- Villeroy & Boch sanitaryware
- Contemporary bathrooms with porcelain tiles and heated towel rails
- Oak internal doors with brushed stainless steel furniture
- Under floor heating throughout
- Exposed Roof Trusses
- Bespoke hardwood double-glazed joinery (made by local craftsmen)
- Highly insulated
- Gas central heating
- Front and rear gardens
- Patios and hard landscaped areas
- Large garages and allocated parking
- Visitors parking
- Communal grounds
- 6 year warranty
- Minimal service charge

Each homes has been built by local craftsmen and will be warrantied with an architects certificate, ensuring that all building regulations and standards have been met to ensure peace of mind.



Photo: 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.



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.

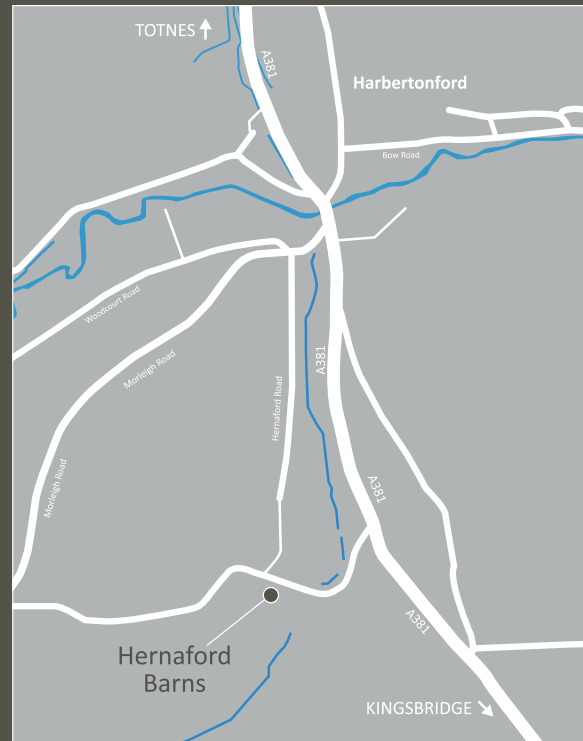
Hope Cove

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.



Photo: Burgh Island



Directions

- From Totnes take the Westerly bypass signposted to Kingsbridge
- Travel along this road for approximately 3 miles and take the first right turn after leaving the village of Harbertonford
- Hernafor Barns are located to the left a short distance along this lane

Sat Nav Postcode - TQ9 7HY



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