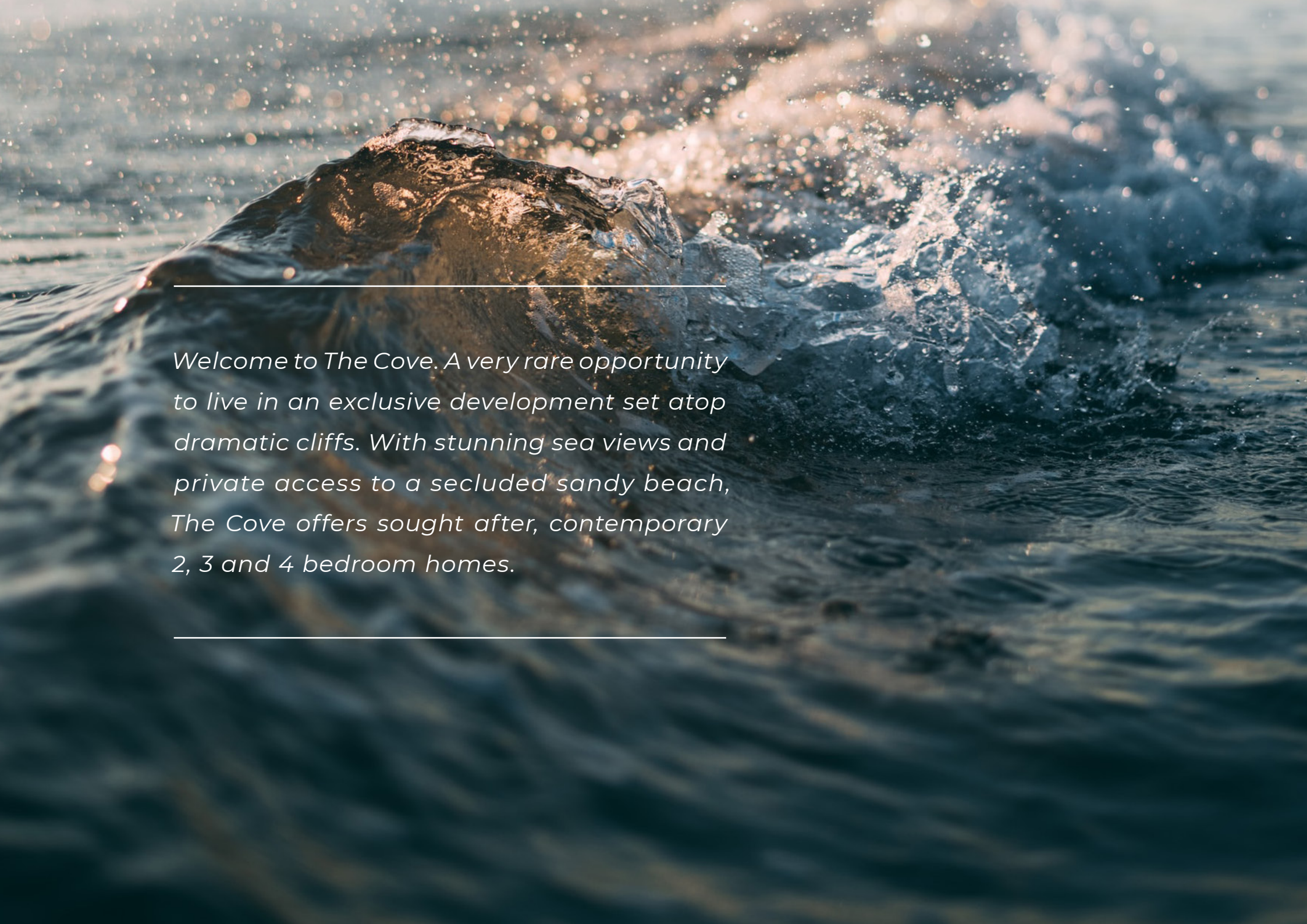




THE COVE

DEVON



Welcome to The Cove. A very rare opportunity to live in an exclusive development set atop dramatic cliffs. With stunning sea views and private access to a secluded sandy beach, The Cove offers sought after, contemporary 2, 3 and 4 bedroom homes.



[Click here to register your interest](#)

THE DEVELOPER

Poppy Developments is an award winning developer, fusing contemporary design, attention to detail and an un-rivalled local knowledge to create stunning and unique homes.

Over the last 17 years we have been inspired by the beauty of Devon, Poppy Developments was founded to enhance this natural beauty through impressive architectural design and landscaping principles. The result is the creation of unique modern homes that sympathetically compliment the space and locations that Devon and the rolling South Hams has to offer.

Our award-winning barn conversions and developments are carefully selected as we breathe new 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.

For more information on previous projects please visit www.poppydevelopments.co.uk

In summer 2020 we are releasing our latest development, The Cove, Devon.

The Cove embraces the heritage and beauty of this stunning location. Previously home to the Shell Cove Hotel. The Cove is a sympathetic reawakening of a breathtaking landscape, with 4 acres of prime sea fronted land we have truly been able to meld our development expertise with the natural beauty of the Jurassic coastline.

Our design fuses modern architectural techniques, locally sourced materials and our signature use of glass to create light and spacious living spaces. The result is a truly inspirational development that integrates design with the external landscape.

The Cove offers unparalleled luxurious living that is unmatched in this part of South Devon. As such, it is the perfect development for discerning buyers looking for a unique living space by the sea.

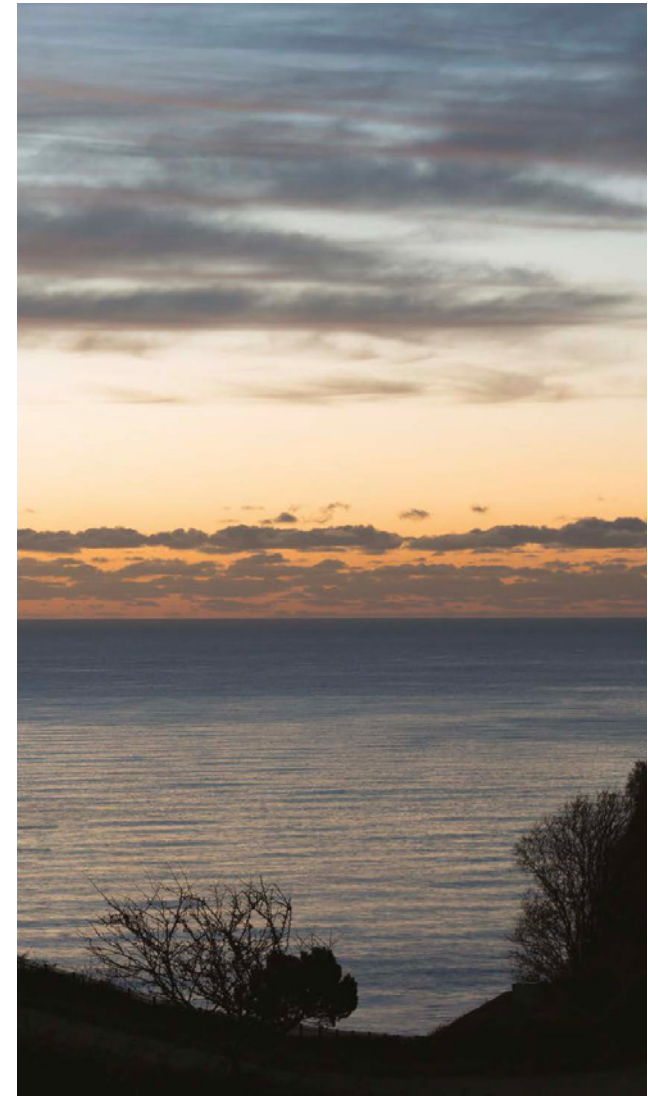




THE INSPIRATION

The distinctive red of the Permian stone cliffs positioned in-between the green vegetation and blue of the sea.

Our architects have designed The Cove in response to the coastal surroundings. The buildings have been conceived as sympathetic extension to the stunning coastline, whilst the choice of materials has been influenced by the colours and textures of the local environment.



THE DEVELOPMENT

Homes designed to compliment the natural beauty of the expansive coastline.

As you enter this exclusive gated development, with its clusters of cottages, apartments and townhouses, you are immediately entranced by the extraordinary sea views.

Framed by Maritime Pine Trees, the gently sloping lawns of The Cove sit atop dramatic cliffs with private access to a secluded sandy beach.

The Cove comprises of one-bedroom apartments through to four-bedroom homes, built to integrate seamlessly with each other to create a stunning clifftop community. The Cove provides you with the ultimate coastal living space.

Phase 1: summer 2020

In the summer of 2020 we will be exclusively releasing 2 & 3 bedroom homes.



“

A gated development bustling with contemporary design, perfectly fused with dramatic nature. Homes designed to seamlessly compliment the sloping lawns and natural landscape.

”





THE STYLE

Modern architecture fused with
coastal landscaping.

As you enter the site the first thing you notice is the panoramic view of the coastline and the broad open spaces.

Externally you will find natural, locally sourced stone and timber from the very best suppliers across Devon. Our craftsman bring to life the architects dream and each phase will have it's own unique style; whether it be undulating roofs, frame-less balconies, panoramic glazing or maritime inspired landscaping, each external view will encapsulate it's surrounding landscape.

As you move inside, each home is centered around our use of glass, creating bright and spacious contemporary living spaces. Clean, elegant lines marry perfectly with modern appliances and we strive to ensure all our clients have the opportunity to create their own unique home.







“

Located in the historic South Devon town of Dawlish, with its warm Mediterranean climate. Officially one of the sunniest places in the United Kingdom. Home to the famous black swans, sandy beaches and red sandstone cliffs.

”

THE AREA

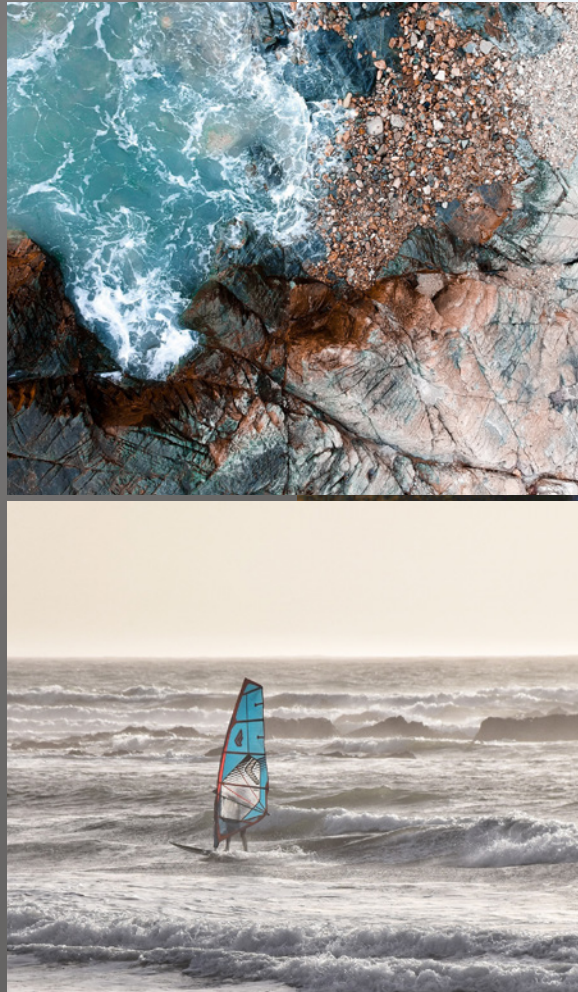
EXETER

A small city that packs a big punch, Exeter is one of the most vibrant, attractive and historically interesting cities in England, referred to as the “Jewel of the Southwest”.

Pre-dating the arrival of the Romans in AD 50, Exeter's history is rich, you can visit the award-winning Royal Albert memorial museum and explore the city's 2,000-year history under one roof! Exeter has a real sense of individuality and the diverse mix of eateries means it is renowned as one of the foodie capitals of the south west. Head to the West Quarter or the cobbled Gandy Street to discover a great mix of independent shops and boutiques, cafés and bars. The city's location in the heart of Devon, surrounded by miles of countryside and close to the World Heritage Jurassic Coast, means there are plenty of opportunities for adventure.

TOPSHAM

Once a shipbuilding centre, Topsham still retains a strong maritime feel. This quaint historic town has a cosmopolitan atmosphere with a vibrant mix of specialist boutiques, galleries and shops. Good food is a Topsham speciality with many historic pubs and award-winning restaurants which boast views of the wonderful sunsets above the estuary.





EXMOUTH

Exmouth is one of the oldest and most picturesque seaside towns in Devon. The town is the gateway to the World Heritage Jurassic Coast and has two miles of golden sandy beach, which is perfect for water sports and walks.

Exmouth is on the south east coast of Devon where the river Exe meets the sea. Close to Exeter, this vibrant town offers plenty of walking and cycling routes as well as local shops and restaurants to enjoy all year round.

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 is famous for surfing and offers beautiful scenery with panoramic views over Bigbury Bay and the famous Burgh Island.

THE BUILD

Luxurious natural resources meld with exquisite, contemporary craftsmanship.

The Cottages consist of beautifully designed 2 & 3 Bedroom homes. These carefully planned homes make the best use of space at every turn, the open-plan dual aspect living areas, panoramic windows and Juliet balconies offer views across the grounds or out to sea.

LIVING AREA

Designed to let in plenty of light, these cosy living rooms look out across the greenery of the grounds and the sea beyond.

KITCHEN

The high specification, designer kitchens come with integrated appliances and spacious worktops. The kitchen comes together with the open-plan living and dining areas.

BEDROOMS

The light and airy bedrooms are designed to make the most of space and storage. Many open up onto Juliet balconies, bringing the coastal air into the rooms.

BATHROOM / ENSUITES

The fully tiled bathrooms have large vanity units and walk-in showers. Some also boast his and her basins and baths.

GARDENS

Each house comes with a landscaped garden with a planting palette that characterises the Southwest coastline.



THE PROPERTY

STORAGE & PARKING

Each home comes with a handcrafted timber framed car port, protected by a zinc roof and lockable storage area at the rear.

GARDENS AND GROUNDS

Each home boasts a landscaped garden and full access to the maintained grounds throughout the development.

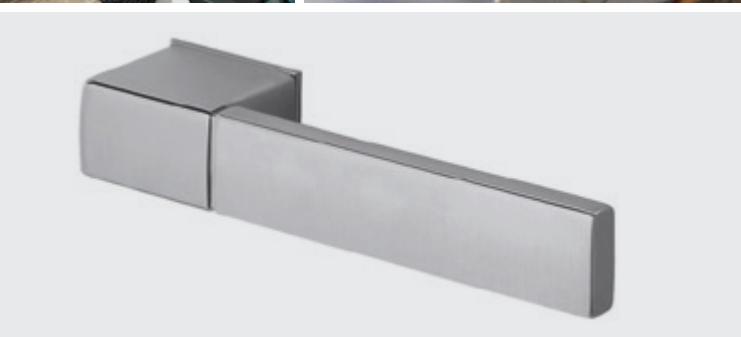
THE BEACH

There is a private gated path that meanders down the red cliffs to the sandy beach below. We have curated a number of lookout points along the path providing the opportunity to absorb the stunning views across the sea as well as the perfect spot for a sunset cocktail with family & friends.

SERVICES

Mains Gas, Electricity, Water, Sewerage and Superfast Gigabit Direct Fibre Broadband





THE SPECIFICATION

The high specification at The Cove includes:

KITCHEN

- Contemporary Designer Kitchen
- Bosch Appliances
- Induction Hob
- Utility / Laundry / Boot Room with Integrated Appliances

BEDROOMS & ENSUITES

- Villeroy & Boch, Hansgrohe & Vado Bathroom Fittings
- Italian Porcelain Tiles
- All Ensuites have Heated LED Mirrors & Designer Towel Rails which can be App Controlled

COMMON AREAS

- Glazed Balustrades
- Oversized Bespoke Handmade Internal Doors
- Bespoke Seamless Glazing

TECHNOLOGY

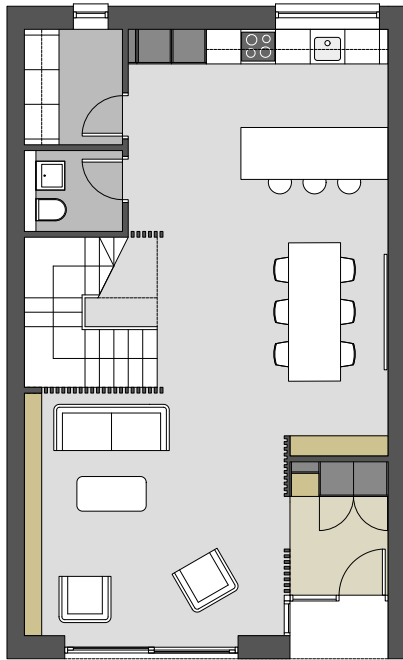
- Superfast Gigabit Direct Fibre Broadband
- App Controlled Underfloor Heating Throughout
- 5G WIFI
- Italian Tiled Patios and Terraced Areas
- Personal or Communal Electric Vehicle Charging Points
- 6 Year Warranty for peace of mind
- Highly Insulated
- Very Economical to Heat, Run and Maintain

Each 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.

THE COTTAGES

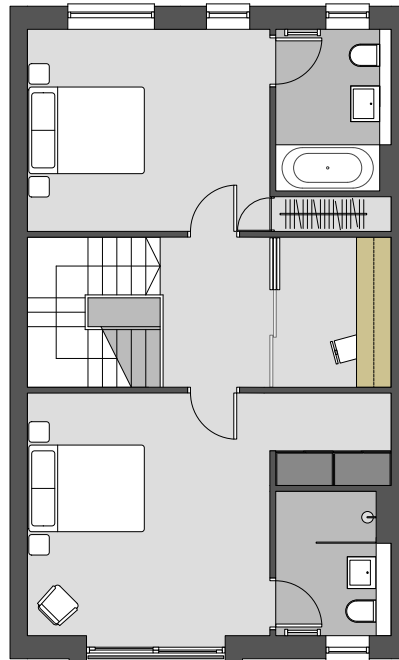
Approximate Gross Internal Floor Area: 1263 sq. ft — 117.3 m²

All measurements are approximate and for illustrative purposes only, Areas in full as follows (taken to the widest points):



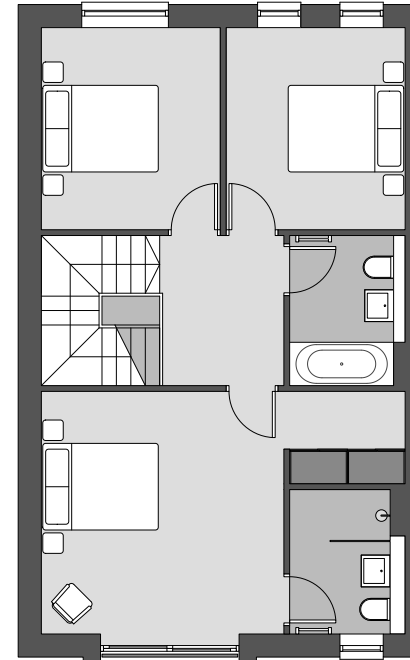
Ground Floor

Entrance Lobby incl. cloaks	1.7 x 2.3m / 5.5 x 7.5ft
Sitting Room	4.5 x 4.2m / 14.7 x 13.7ft
Kitchen/ Dining	4.5 x 7.0m / 14.7 x 22.9ft
Utility	1.7 x 2.0m / 5.5 x 6.5ft
WC	1.7 x 1.4m / 5.5 x 4.5ft



First Floor (2-Bed)

Bed 1 Master	4.2 x 4.2m / 13.7 x 13.7ft
En-suite	2.0 x 2.5m / 6.5 x 8.2ft
Dressing incl. wardrobe	2.0 x 1.6m / 6.5 x 5.2ft
Study/ Store	2.0 x 2.6m / 6.5 x 8.5ft
Bed 2	4.2 x 3.5m / 13.7 x 11.4ft
En-suite	2.0 x 3.5m / 6.5 x 11.4ft



First Floor (3-Bed)

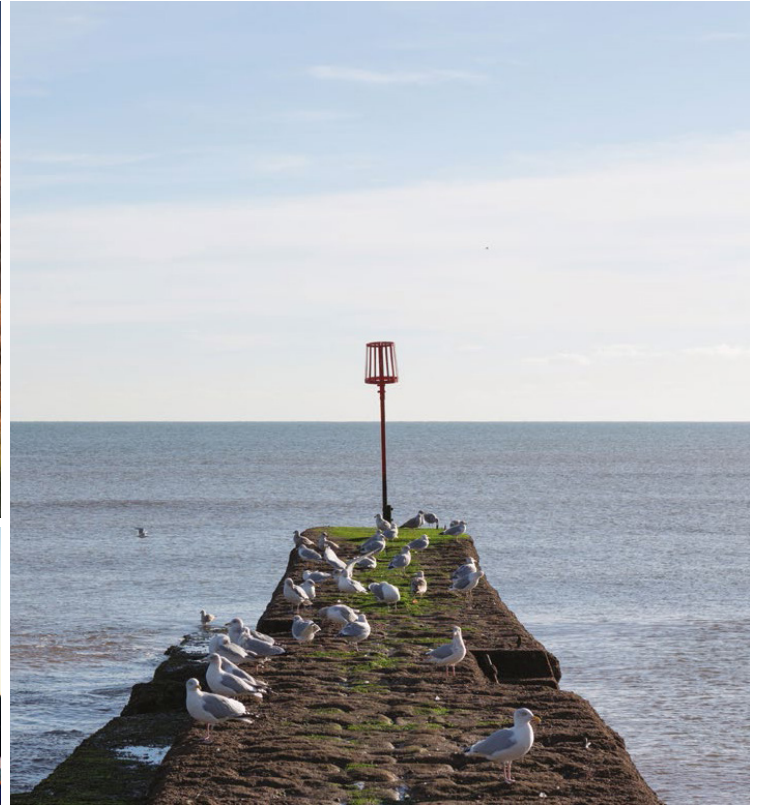
Bed 1 Master	4.2 x 4.2m / 13.7 x 13.7ft
En-suite	2.0 x 2.5m / 6.5 x 8.2ft
Dressing incl. wardrobe	2.0 x 1.6m / 6.5 x 5.2ft
Bed 2	3.5 x 3.1m / 11.4 x 10.1ft
Bed 3	3.5 x 3.1m / 11.4 x 10.1ft
Bathroom	2.0 x 2.6m / 6.5 x 8.5ft



“

Dawlish boasts a number of independent boutiques and restaurants, and a selection of quaint seaside establishments. For finer dining a must visit is the award winning “The Galley”, where Head Chef Jason Mead, showcases the best in local sea food.

”





THE CONNECTIONS

TRANSPORT LINKS

Running along the coast beneath Dawlish's iconic red cliffs, the Great Western Railway, designed by Isambard Kingdom Brunel, connects the town to London, Cornwall and the rest of the country. Nearby Teignmouth, Newton Abbot and Torquay are a short journey away, and the city of Exeter can be reached in just 12 minutes by train.

By train

London Paddington – 2 hours 38 mins
 Birmingham New Street – 3 hours 7 mins
 Manchester – 4 hours 40 mins
 Leeds – 5 hours 11 mins
 Glasgow – 7 hours 38 mins
 Edinburgh – 7 hours 31 mins
 Exeter – 12 mins
 Newton Abbot – 12 mins
 Totnes – 28 mins
 Plymouth – 43 mins
 Exmouth – 58 mins
 Truro – 2 hours 24 mins

By car

Exeter – 26 mins
 Exmouth – 42 mins, 15 mins by boat
 Topsham – 27 mins
 Holcombe – 2 mins
 Dawlish – 3 mins
 Teignmouth – 4 mins
 Newton Abbot – 16 mins
 Totnes – 30 mins
 Salcombe – 62 mins
 Sidmouth – 46 mins
 Plymouth – 56 mins
 Bristol – 1 hour 43 mins

By ferry

Plymouth to Roscoff – 6 hours
 Plymouth to St Malo – 8 hours 15 mins

By air

Exeter International Airport:
 26 minutes by car or Bristol
 International 1 hour 30 min

Guernsey – 45 mins
 London – 1 hour 5 mins
 Paris – 1 hour 30 mins
 Amsterdam – 1 hour 30 mins
 Edinburgh – 1 hour 35 mins

THE CLIENTS

"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

DISCLAIMER:

This document is intended to provide an indication of the general style of our development and property types. Computer generated images (CGI's) are indicative only and do not accurately depict individual plots. Poppy Developments operates a policy of continuous development and individual features such as windows and elevational treatments/finishes may vary from time to time. To this end, any drawings, photographs or illustrations shown are noncontractual. The dimensions shown are accurate to within +/- 150mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. All furniture is indicative and not supplied. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at anytime for any reason without prior notice. Consequently these particulars should be treated as general guidance only. Nor do they constitute a contract, part of any contract or a Warranty. Travel times and distances are approximate and are sourced from reputable websites. All details are correct at the time of going to press, Aug 2020.

THE AWARDS





VIEWING

Strictly by appointment.

[Click here to register your interest](#)

DIRECTIONS

Sat nav: EX7 0NJ

Exit the A380 signposted to Teignmouth, follow the A381 for 4 miles through Teignmouth and Holcombe towards Dawlish, as you approach Dawlish go past the Smugglers Inn on the right hand side and Old Teignmouth Road can be found 300 metres on the same side.



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