

The image is a full-page photograph of a meadow, heavily filtered with a teal-green color. In the foreground, several large, spherical, purple flower heads, likely from a species of dandelion, stand prominently on tall, thin green stems. The background is a dense, out-of-focus thicket of green foliage, creating a sense of depth and a lush environment. The overall composition is centered, with the text overlaid in the middle.

WHITE BEAM MEADOW



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This development comprises a trio of modern 3-bed bungalows tucked away just off the main street of Bovey. These bungalows are anything but ordinary with a highly modern and clean design. These are not just bungalows they are Grand Designs' style bungalows.

Situated behind the existing properties in a popular residential road in Bovey Tracey and surrounded by established tree, this site offers a wonderful sense of privacy and shutting the world out, yet, you are only a short distance from the shops and bustle of Bovey Tracey's ancient centre.

This gorgeous town is known as the "gateway to moor", for its position on the edge of the national park boundary. Bovey truly offers the best both worlds with easy access to both the wilds of Dartmoor and the amenities of Newton Abbot.





A small town with a big heart, Bovey Tracey is located right on the edge of scenic Dartmoor, between Exeter and Plymouth.

Location

Bovey Tracey is a thriving country community on the edge of picturesque Dartmoor. The town has a selection of local independent shops and businesses including green grocers, deli, butchers, bakeries, farm shop, florist and iron mongers. There are a few high street additions including supermarkets, post office and banks.

Bovey Tracey offers a plethora of entertainment and activities including recreation fields with thriving Cricket and Football teams, heated outdoor public swimming pool and Tennis Club. The well recommended House of Marbles with its magnificent marble run and live glass blowing demonstrations plus the National Trusts Parke house with its beautiful woodland walks and cycling routes are within walking distance of the town centre. For the adventurous this area of Devon offers a variety of activities including horse riding, abseiling and rock climbing, and a broad choice of water sports on the coast. Nearby days out include the stunning Castle Drogo, the exhilarating Go Ape and beautiful Canonteign Falls, all within a 15-30 minute drive. Gorgeous coastline and sandy beaches can be found on the English Riviera, approximately 15 miles from the town.

The larger market town of Newton Abbot is 8 miles away and hosts a greater variety of shops as well as two 24 hours supermarkets. Exeter is also convenient at only 15 miles away, where there is a large selection of high street and large chain stores and a wide variety of eateries and entertainment including cinemas, theatres and leisure facilities.

The town has a private day nursery for children aged 3 months to 5 years and Bovey Tracey Primary School for children aged 4-11. There are also three other primary schools within close proximity of the town. Teign Academy, Newton Abbot College and Coombeshead Academy are all secondary schools with sixth forms and are less than 10 miles away.

From Your Doorstep

Newton Abbot	5.5 miles
Teignmouth	10.4 miles
Exeter	15 miles
Plymouth	28 miles

Nearest shop	0.4 miles
Doctors Surgery	1.3 miles
Bovey Tracey Primary School	1.1 miles
Teign Secondary School	5.3 miles

Stover Country Park	2.1 miles
Stover Golf Course	2.1 miles
National Trust Parke	1.6 miles
Haytor Rocks	3.5 miles

A38	1.7 miles
M5	12.5 miles
Newton Abbot Train Station	5.7 miles
Exeter Airport	19.6 miles





Racing at Newton Abbot Race Course



Cycle through National Trust Parke, or along the Stover Trail



Plenty of natural spots for walking and relaxing such as Stover Parke



Bovey Tracey has a great town centre with the must have amenities



The nearby coastal town of Teignmouth offers a great day out



Dartmoor is a perfect place for walking and getting away from it all

Your Neighbourhood



Plot One

Rowen Hollow

Three bedroom detached bungalow with a garage and off road parking.

Plot Two

Aspen Lodge

Three bedroom detached bungalow with a garage and off road parking.

Plot Three

Mulberry House

Three bedroom detached bungalow with a garage and off road parking.



Plot One

Rowen Hollow

This delightful bungalow is light and bright throughout with a modern and clean style which sets it apart from traditional bungalows in the area.

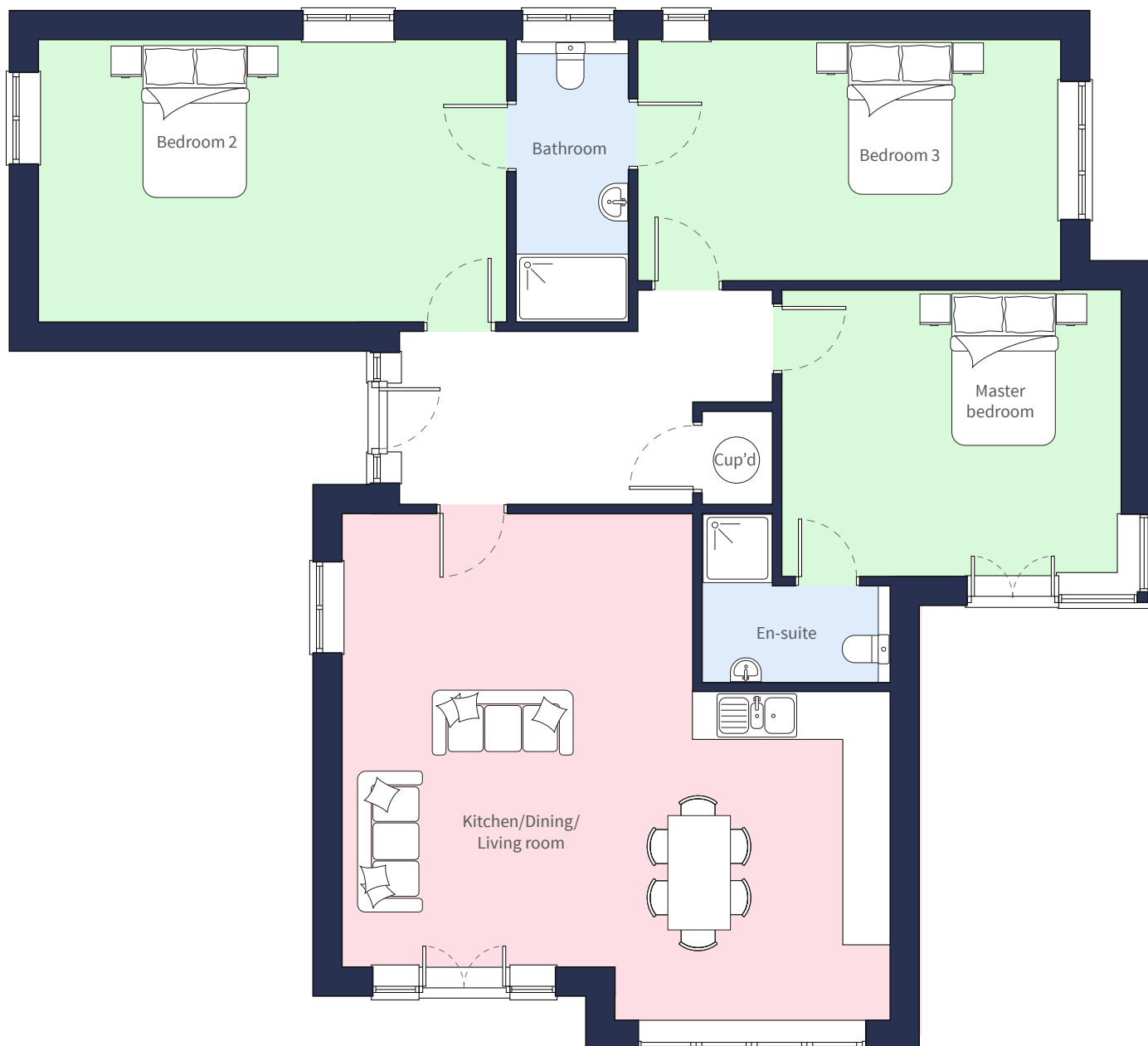
Featuring 3 bedrooms and 2 bathrooms, this home is ideal for a young family or indeed a mature couple looking to downside. The master benefits from an en-suite with high-end fitted features. Rowen Hollow (Plot 1) benefits from a fully open plan living space with direct access from the kitchen-diner to the patio through bi-fold doors. Perfect for summer entertaining and alfresco dining.

This home also features a single garage with ample additional parking on the driveway to ensure there is no shortage of space. To the rear there is an easy-to-maintain garden offering the all-important outdoor space.

Dimensions

	M	FT
Kitchen/Dining/Living room	4.60 x 7.20	15' 1" x 23' 7"
Master bedroom	2.85 x 4.40	9' 4" x 14' 5"
En-suite	1.70 x 2.00	5' 7" x 6' 7"
Bedroom 2	2.80 x 3.50	9' 2" x 11' 6"
Bedroom 3	2.80 x 2.90	9' 2" x 9' 6"
Bathroom	2.00 x 2.10	6' 7" x 6' 11"
Garage	2.73 x 5.43	8' 11" x 17' 10"

Sketch plan and CGIs are for illustrative purposes only. All measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally. They are approximate only and cannot be regarded as being a representation either by the Seller or their Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. Kitchen and bathroom layouts are indicative only and may vary.



Plot Two

Aspen Lodge

Aspen lodge is the ideal modern family bungalow with a fully open plan living space which offers views over the garden. The kitchen-diner offers direct access to the patio through bi-fold doors, perfect for summer entertaining and alfresco dining.

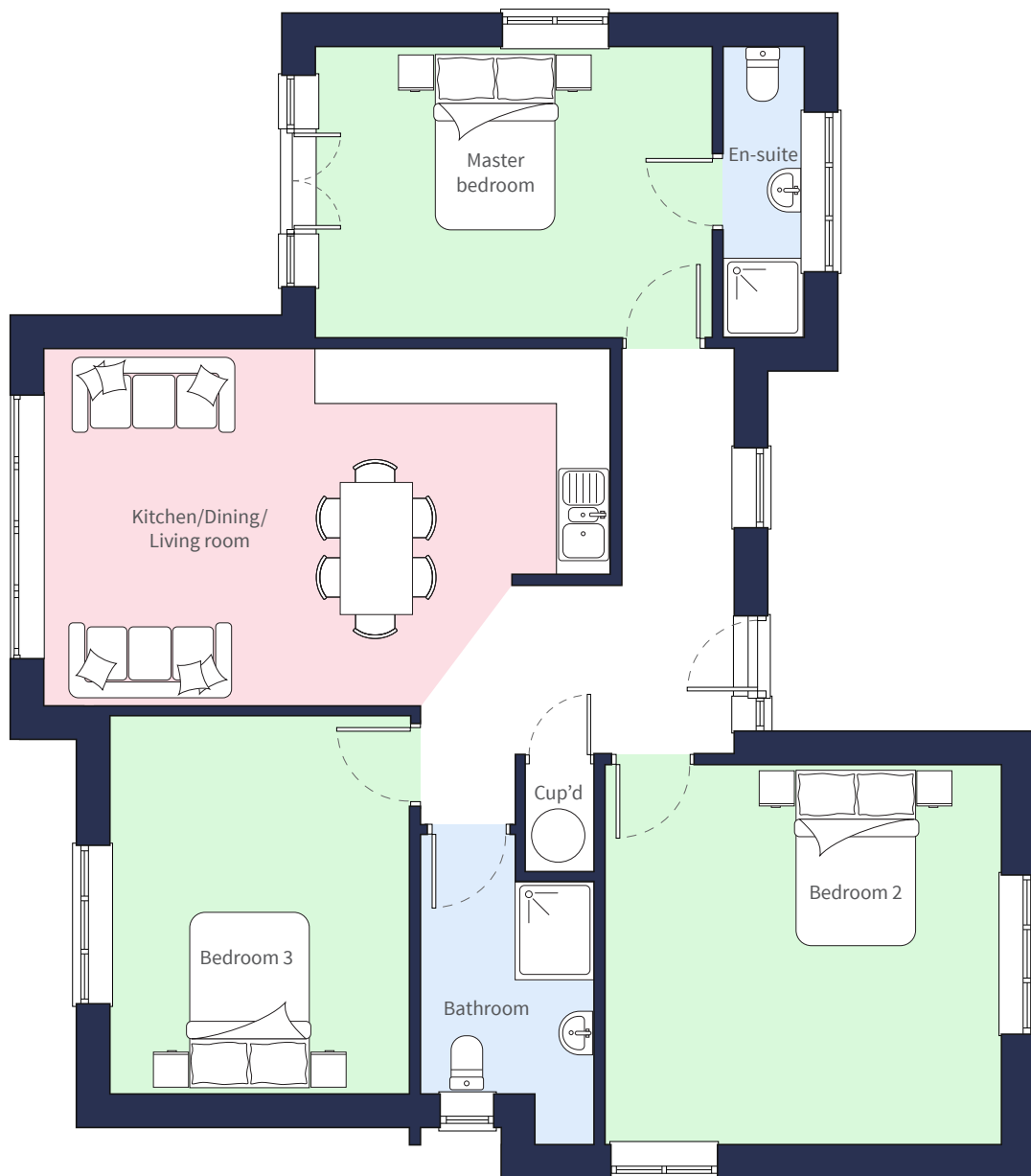
Featuring 3 bedrooms and 2 bathrooms, this home is ideal for a young family or those looking to downside after their children have left the nest. The master bedrooms, with ensuite, benefits from views over the garden through a large corner window and direct access onto the patio and garden beyond via French doors.

The garden benefits from mature trees and is sheltered by further mature trees to the rear giving you a sense of enclosure and privacy which is hard to come by in a bustling market town such as Bovey. Aspen Lodge features the largest garden out of the 3 plots on this development which makes it the perfect choice for those looking for an outdoor escape.

Dimensions

	M	FT
Kitchen/Dining/Living room	7.00 x 7.25	23' 0" x 23' 9"
Master bedroom	3.80 x 4.50	12' 6" x 14' 9"
En-suite	1.30 x 2.50	4' 3" x 8' 2"
Bedroom 2	3.75 x 6.20	12' 4" x 20' 4"
Bedroom 3	3.20 x 5.60	10' 6" x 18' 4"
Bathroom	1.50 x 3.75	4' 11" x 12' 4"
Garage	2.73 x 5.43	8' 11" x 17' 10"

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Plot Three

Mulberry House

Mulberry House is the last of the 3 plots on this development, the property welcomes you with a large entrance hall leading you on into the home. Similar to its sister plots it offers a fully open plan living space which offers views over the garden, the ideal property for any modern family. The kitchen-diner offers direct access to the patio through bi-fold doors, perfect for summer entertaining and alfresco dining.

The garden is set to lawn with mature trees flanking the property to the rear, offering screening and additionally privacy. Mulberry house offers a substantial garden to the rear with ample parking and a single garage to the fore, ensuring there is plenty of space for all the family.

Featuring 3 bedrooms and 2 bathrooms, this home is ideal for a young family or those looking to downside after their children have flown the nest. The master bedrooms, with ensuite, benefits from views over the garden and direct access onto the patio and garden beyond via French doors.

Dimensions

	M	FT
Kitchen/Dining/Living room	4.10 x 6.15	13' 5" x 20' 2"
Master bedroom	3.30 x 4.50	10' 10" x 14' 9"
En-suite	0.95 x 3.30	3' 1" x 10' 10"
Bedroom 2	4.35 x 4.55	14' 3" x 14' 11"
Bedroom 3	3.45 x 4.33	11' 4" x 14' 2"
Bathroom	2.00 x 3.02	6' 7" x 9' 11"
Garage	2.73 x 5.43	8' 11" x 17' 10"

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Specification



Kitchens

- High-end ceramic floor tiles
- Integrated kitchen appliances, including: Neff single ovens, combi microwave oven, five zone Induction hob. Neff extractor hood and Neff full-height fridge, freezer and dishwasher
- Exceptional fitted kitchen
- Silstone worktop and upstand with under-counter stainless steel sink and engraved drainer
- LED feature lighting under worktop.
- Chrome electrical sockets (some with integrated USB points)
- Boiling water tap as an optional extra*
- Wine cooler as an optional extra*

Bedrooms

- Luxury fitted carpets
- Optional bespoke fitted wardrobes in bedrooms and walk-in wardrobe areas as an optional extra*
- Selected sockets with integrated USB points in master bedroom
- TV point in all bedrooms

Bathrooms

- Ceramic tiled floors and full height walls in all bathrooms
- Duravit sanitary ware in all bathrooms
- Contemporary sanitary ware with chrome fittings and waste
- Shaver socket
- Fitted mirror in all bathrooms
- Chrome heated towel rail in all bathrooms
- LED Downlights
- Luxury fitted bathrooms throughout

Energy Efficiency

- LED downlights in specified rooms
- High levels of insulation throughout
- High performance windows with double glazing
- Energy-efficient integrated appliances

Internal Finishes

- Underfloor heating throughout the house
- Flooring: luxury carpets, ceramic or porcelain floor tiles throughout
- Walls finished in a contemporary colour throughout with white ceilings
- Contemporary finish to skirting, architraves and window boards
- Oak hand-finished internal doors with chrome ironmongery
- Chrome electrical sockets throughout
- Gas-fired under floor central heating
- Multidata / smart home technology and SMART features can be added as an optional extra*
- Alarm system as an optional extra*

External Finishes

- Block-paved entrance drives
- Slate house nameplates
- Turfed and planted garden areas
- Timber fences
- Paved patio areas
- Front entrance lighting
- Electric garage door
- Garages with power and lighting, Electric Car charging point
- External rear power socket
- External tap (to rear)
- Mains wired doorbell
- Composite front door with multipoint locking
- Keyless entry as an optional extra*
- High performance windows and doors
- Wide opening Bi-Fold doors.
- Coloured contemporary render finish with Cladding and modern Aluminium guttering

Warranty

- Structural Defects Insurance provided by Advantage



Image depicts plot 3, Mulberry House

About Us

Cornerstone

In 1986 the then 25-year-old, Beverley Stone-Parker used her own savings and a small bank loan to purchase land in Kiln Road, in Bovey Tracey, where she built a four-bedroom detached house in a cul-de-sac.

Beverley moved on to a larger development site in Ivybridge, building a larger, four-bedroom house. The site took about four months from start to finish to build and sell.

Having had success with her first few developments, Beverley was invited to site manage a large development in Meadow View, in Ogwell, Newton Abbot. Twenty new homes were built during a two-year period.

When the partner company withdrew from house building in 1990, Beverley's company bought out the remaining Meadow View site and built eight more homes.

Cornerstone Newton Abbot Limited was formed in 2008. the company has worked on a number of larger-style property developments including:

- Catherine Crescent in Paignton (situated by Paignton zoo) where 10 homes were built
- Hayley Park in Eddinswell Lane in Torquay, where a development of eight houses was built
- Voisey Close in Chudleigh Knighton where 15 units were built.

Between 1996 and 2013 Beverley Stone-Parker was a director of companies that developed more than 200 residential houses throughout Devon and Somerset, comprising rural and urban houses.

Customers have been offered three different main types of build projects: timber-framed, traditional and thin joint. The company has experience in all three of the main build types. Timber framed build is the build type preferred by Cornerstone.

Cornerstone benefits from Beverley's extensive experience in the industry gained over 30 years of planning permission experience. She has been responsible for obtaining planning permissions on around 90 per cent of the 280-plus houses she has built over the last 27 years. Beverley also has significant commercial property planning permission experience.



Beverley Stone-Parker
Managing Director

Beverley Stone-Parker worked in retail management before deciding to pursue her dream of building houses.

As a teenager she was a schoolgirl athlete – good enough to represent England as 14-year-old sprinter in the 100 and 200 metres events as well as the relay. She is a lapsed Liverpool football fan and used her management talents for many years to help run a Sunday pub side.

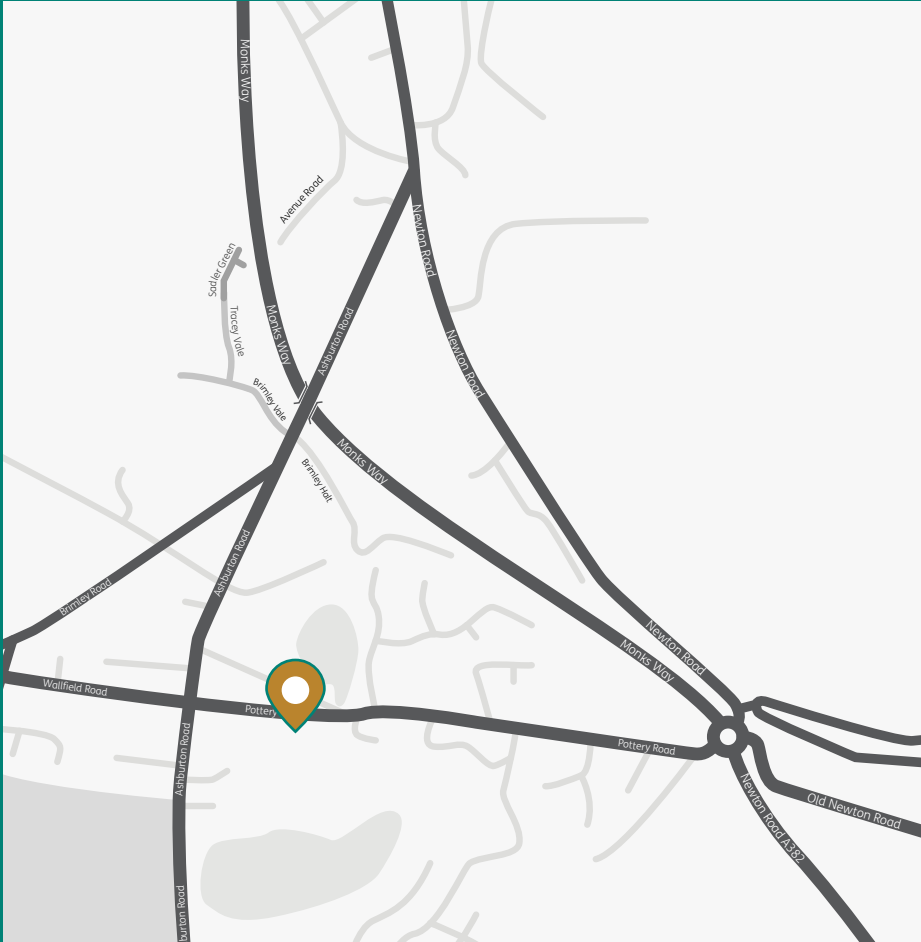
Beverley is a keen skittles player who has played in the Torbay Skittles League for more than 25 years.

Gordon Stone, Beverley's late father, was a founder member of the league and is remembered by the Gordon Stone Cup competition.

When her father died nearly 20 years ago, Beverley took over as league treasurer, a position she still holds.



WHITE BEAM MEADOW



Directions

A38 southbound, exit the A38 at Drum Bridges taking the 4th exit onto Newton Road/A382, follow the road for 1.5 miles, at the roundabout take the first exit onto Pottery Road, continue approximately 500 yards down the Pottery road, White Beam Meadow can be found to your left.

Sat Nav: TQ13 9DS

For more information regarding White Beam Meadow please contact the team at Complete Bovey Tracey:

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bovey@completeproperty.co.uk



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