



THE MEADOWS



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# MODERN MOORLAND LIVING, MINUTES FROM THE CITY

**The Meadows is nestled in the heart of Dartmoor National Park - undoubtedly one of the UK's most beautiful areas.**

Breath-taking landscapes, far-reaching views and wonderful wildlife all add to the appeal of this magical location.

Situated on the edge of Dartmoor, the small and quaint village of Crapstone is a lovely and peaceful place to live,

surrounded by friendly people and stunning countryside.

Its unique rural setting truly offers a true escape from the hustle and bustle of everyday life. Yet, with nature right on your doorstep, the thriving city of Plymouth is less than 30 minutes away.

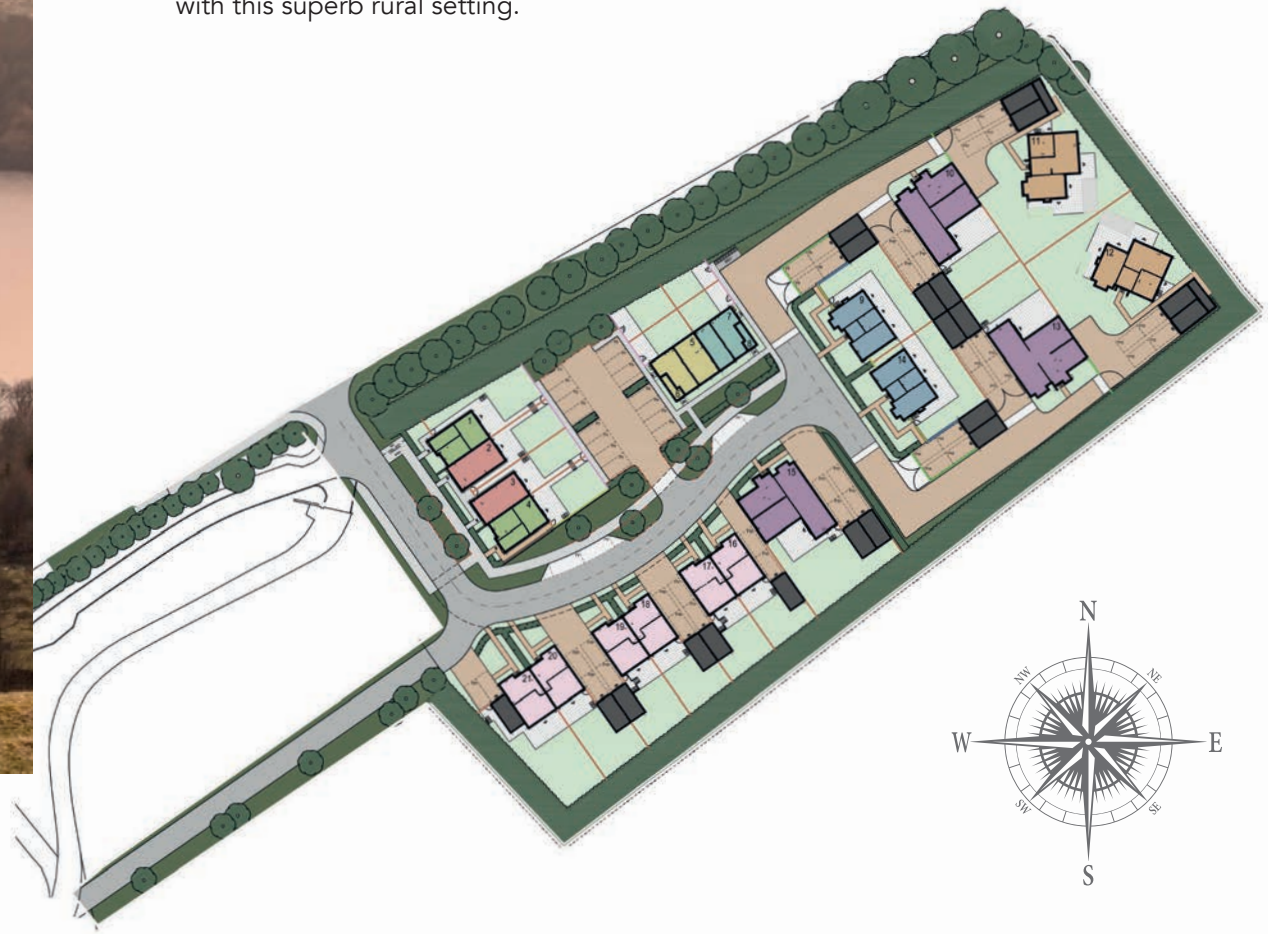




# A COLLECTION OF SUPERB NEW HOMES

The Meadows is an exclusive collection of modern and contemporary family homes situated in the wonderful Devon countryside.

Created by the award-winning team at Quoinstone, each property has been lovingly and carefully considered to fit in with this superb rural setting.





## ROOM DIMENSIONS

<b>KITCHEN LOUNGE DINER (L-SHAPED ROOM)</b>	5.65 M X 8.9M, 18'6" X 29'2"
<b>MASTER BEDROOM</b>	3.3M X 3.6M, 10'10" X 11'10" (MAX)
<b>ENSUITE</b>	3.3M X 1.2M, 10'10" X 3'11"
<b>BEDROOM 2</b>	3M X 3.85M, 9'10" X 12'8"
<b>BEDROOM 3</b>	2.5M X 3.1M, 8'2" X 10'2"
<b>BATHROOM</b>	2.2M X 1.9M, 7'3" X 6'3"
<b>SINGLE GARAGE (16,21)</b>	2.8M X 5.8M, 9'2" X 19'
<b>SINGLE GARAGE (17,18,19,20)</b>	2.9M X 5.8M, 9'6" X 19'

# 3-BEDROOM SEMI-DETACHED

These semi-detached three bedroomed homes offer contemporary design and spacious living spaces throughout.

The accommodation consists of an open plan lounge/dining room/kitchen with breakfast bar and bifold doors which open this impressive room directly on to the garden. Upstairs consists of three bedrooms, the master ensuite, and a family bathroom.

## FLOOR PLANS





# 3-BEDROOM BUNGALOWS

Located on a generous-sized plot, these wonderful three-bedroom bungalows provide easy access, especially for a potential purchaser with mobility issues.

A long and welcoming hallway leads through to a superb open-plan lounge / dining room / kitchen. There is also a master en-suite and a family bathroom.

## ROOM DIMENSIONS

<b>LOUNGE/KITCHEN/DINER</b>	4.23M X 13M, 13'11" X 42'8"
<b>MASTER BEDROOM</b>	3.7M X 3.9M, 12'2" X 12'10"
<b>ENSUITE</b>	1.8M X 3.8M, 5'11" X 12'6" (MAX)
<b>BEDROOM 2</b>	3.7M X 3.2M, 12'2" X 10'6"
<b>BEDROOM 3</b>	3.7M X 2.4M, 12'2" X 7'10"
<b>BATHROOM</b>	2.2M X 2M, 7'3" X 6'7"
<b>DOUBLE GARAGE (10 &amp;13)</b>	6M X 5.4M, 19'8" X 17'9"
<b>DOUBLE GARAGE (15)</b>	6M X 5.8M, 19'8" X 19'

## FLOOR PLAN





## ROOM DIMENSIONS

<b>LOUNGE</b>	3.4M X 6.9M, 10'2" X 22'7" (PLUS BAY)
<b>KITCHEN DINER</b>	3.4M X 6.9M, 10'2" X 22'7"
<b>UTILITY</b>	2.7M X 2.1M, 8'10" X 6'10"
<b>WC</b>	1.85M X 1.4M, 6'1" X 4'7"
<b>MASTER BEDROOM</b>	3.4M X 3.3M, 10'2" X 10'9"
<b>ENSUITE</b>	2.25M X 1.4M, 7'5" X 4'7"
<b>BEDROOM 2</b>	3.4M X 3.65M, 10'2" X 12'
<b>BEDROOM 3</b>	3.9M X 3.1M, 12'10" X 10'2" (MAX)
<b>BEDROOM 4</b>	3.4M X 1.95M, 10'2" X 6'5"
<b>BATHROOM</b>	2.25M X 1.95M, 7'5" X 6'5"
<b>DOUBLE GARAGE</b>	6M X 5.8M, 19'8" X 19'

# 4-BEDROOM DETACHED HOUSES

Contemporary and modern, these beautifully presented detached homes are simply perfect for a growing family.

A grand hallway leads to three large reception rooms, a wc and a handy utility room. Upstairs are four bedrooms - the master en-suite - and a bathroom.

## FLOOR PLANS





# 4 to 5-BEDROOM DETACHED HOUSES

You won't be short of space with this fabulous five-bedroom property which even has an additional study - perfect for those working from home.

The heart of the home is a stunning kitchen / dining room that features modern high-spec appliances - not to mention the spectacular gallery landing.

## ROOM DIMENSIONS

<b>LOUNGE</b>	3.9M X 6.4M, 12'10" X 20' (PLUS BAY)
<b>KITCHEN</b>	4M X 3.9M, 13'1" X 12'6"
<b>DINER</b>	3M X 4.7M, 9'10" X 15'5"
<b>STUDY/BEDROOM 5</b>	3M X 2.15M, 9'10" X 7'1"
<b>UTILITY</b>	2.75M X 1.9M, 9' X 6'3"
<b>MASTER BEDROOM</b>	3.95M X 2.85M, 13' X 9'4" (MAX)
<b>ENSUITE</b>	2.7M X 1.35M, 8'9" X 4'4"
<b>BEDROOM 2</b>	2.85M X 3.2M, 9'4" X 10'6"
<b>BATHROOM</b>	3.25M X 1.9M, 10'8" X 6'3"
<b>BEDROOM 3</b>	3.9M X 3.3M, 12'10" X 10'10"
<b>BEDROOM 4</b>	3.9M X 2M, 12'10" X 6'7" (MAX)
<b>DOUBLE GARAGE</b>	5.85M X 5.6M, 19'2" X 18'4"
<b>STUDIO</b>	5.85M X 5.15M, 19'2" X 16'11"
<b>SHOWER ROOM</b>	3.2M X 1.3M, 10'6" X 4'3"

## FLOOR PLANS





# HOMES THAT MOOR THAN MATCH YOUR EXPECTATIONS

**Dartmoor National Park is extremely highly sought-after by people looking for a new home.**

Its unique location, with the thriving city of Plymouth just down the road and the bustling market town of Tavistock only 15 minutes in the other direction, make it hugely popular with commuters.

It's just one of the reasons why properties here don't come available very often.

Each property at The Meadows is built to the highest specification, with wonderful open-plan layouts and modern and contemporary features.

Created by the award-winning team at Quoinstone, these homes have been lovingly and carefully considered to fit in with this superb rural setting.





# SPECIFICATION

## General internal features:

- Oak doors supplied by Howdens
- Denleigh chrome door furniture
- White finish UPVC casement windows
- Central heating system

## Internal paint finishes:

- Walls - White Dulux matt emulsion
- Woodwork – White Dulux satin

## Kitchens:

- Contemporary, handleless design
- Glass splashbacks
- Taps TBC
- Unit colour - client's choice
- Worktop and upstand colour and material – client's choice

## Bathrooms, ensuites and WCs:

- Villeroy and Boch sanitary ware
- Villeroy and Boch wall tiles
- Feature wall tile – client's choice
- Vado taps and shower controls
- Heated towel rails

## Media, TV and phone:

- Fibre to the premises (FTTP) broadband and phone
- Lounge - media plate: 2nr double sockets, TV aerial, BT Data point

- Kitchen - BT Data point to plots 9-15 only
- Bedrooms - TV aerial point
- Master bedroom only has additional BT Data point
- Aerial provision in roof space

## General external features:

- IG Doors GRP composite front door in Golden Oak colour
- White frames
- Chrome ironmongery including letterbox
- Anthracite Grey UPVC casement windows
- Slate roofs
- Timber close boarded boundary fences
- Outside water tap

## External wall finishes:

- White Dulux Weathershield

## Garages:

- Garador or similar up and over style door in Golden Oak colour
- Lighting and power


## Flooring:

Buyers can select flooring preferred flooring finishes on reservation. Please ask our sales staff for more information on plot specific options.

## Warranty:

Premier ten-year build warranty

**Please note, this is a summary of the generic specification offered throughout the development. For more detailed information on the specification of different house types and individual plots, please contact a member of our sales staff.**





## DIRECTIONS

The village of Crapstone is a **20-25-minute drive from Plymouth city centre, or a 15-minute drive from Derriford Hospital in north Plymouth.**

Drive north towards Tavistock on the main road out of Plymouth, the A386.

Head towards Yelverton, turning left after Yelverton Golf Club, signposted Crapstone. This is approx six miles from the Derriford Hospital roundabout.

Follow the road into the village of Crapstone, until you reach a crossroads. Take left turning and The Meadows is on your left.





CRAPSTONE

YELVERTON



A386

A38

A388

SALTASH

A38

PLYMOUTH



A Quinestone Development

# THE MEADOWS

## Floor plans

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate, therefore no responsibility is taken for any error, omission or misstatement.

These plans are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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