



Wheatcroft Farm Wheatcroft Farm, Plymtree, EX15 1RA
Price Guide £1,250,000

Wheatcroft Farm – Phase 2

Exclusive New-Build Eco Homes | Gated Development | Cullompton, EX15 1RA

Wheatcroft Farm is an exceptional gated development of just nine bespoke homes, set within a beautifully landscaped and semi-rural setting on the edge of Cullompton. Designed to blend contemporary architecture with sustainability and space, the development offers a rare combination of privacy, quality and modern eco living.

Phase 2 of Wheatcroft Farm is now underway, with a limited number of homes available, presenting a unique opportunity to secure a newly built property within this exclusive community. Each home has been carefully positioned to enjoy its own sense of space, outlook and privacy, surrounded by mature hedgerows, landscaped grounds and areas of open green space.

The development has been thoughtfully designed with sustainability at its core. Homes benefit from air source heat pumps, underfloor heating, solar panels and electric vehicle charging, helping to deliver high levels of energy efficiency and low running costs, without compromising on comfort or finish. All properties are completed to a very high standard, with generous proportions, contemporary interiors and a strong emphasis on natural light and modern living.

Access to Wheatcroft Farm is via a private gated entrance, leading to individual driveways and garages or carports, creating a secure and peaceful environment. The wider site incorporates carefully planned landscaping, wildflower meadow areas and retained planting, enhancing both the setting and long-term character of the development.

A further benefit of Phase 2 is the availability of optional land packages, with parcels available from approximately one acre or more by separate negotiation, offering buyers the chance to create a more extensive lifestyle opportunity if desired.

Wheatcroft Farm enjoys a highly convenient location, combining a rural feel with excellent connectivity. Cullompton town centre is close by, Tiverton Parkway



Phase 2 – Bespoke Opportunities at Wheatcroft Farm

Phase 2 at Wheatcroft Farm presents a rare opportunity to secure a newly built eco home within this exclusive gated development of just nine individually designed houses. With Phase 1 now established, Phase 2 offers buyers the chance to become part of a carefully considered and private rural community, finished to an exceptional standard throughout.

A limited number of homes remain available within Phase 2, with flexibility offered to suit individual requirements. In addition to the houses themselves, there is the opportunity to acquire bespoke land packages, with areas available from approximately one acre and beyond, subject to separate negotiation. These options provide scope for buyers seeking additional space, privacy, lifestyle use or longer-term potential.

Each home at Wheatcroft Farm has been designed with sustainability and modern living at its core, incorporating high levels of energy efficiency alongside generous proportions, contemporary interiors and high-quality finishes. The wider development has been landscaped to enhance its rural setting, with gated access, individual driveways and a strong emphasis on privacy and long-term character.

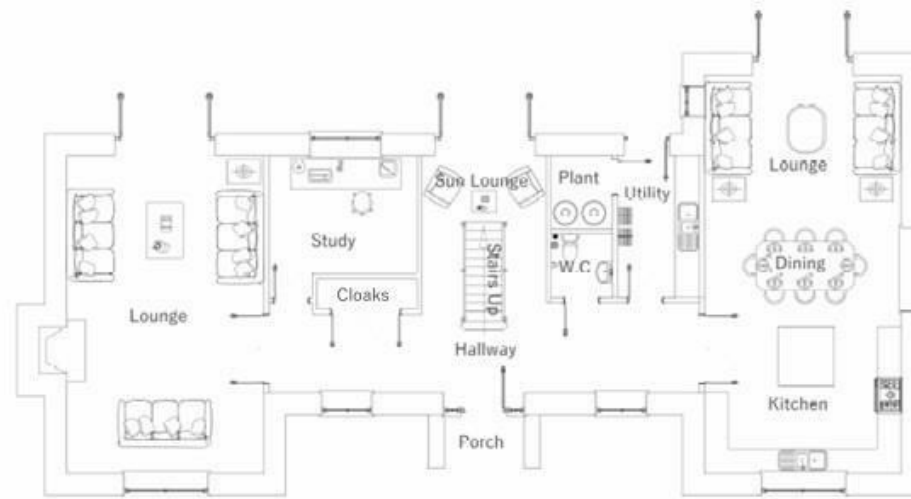
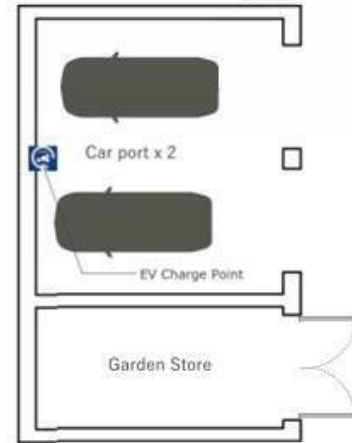
As availability, plot options and land opportunities within Phase 2 are limited and evolving, purchasers are encouraged to speak directly with the Francis Louis team. We would be delighted to provide further bespoke information, discuss remaining options in detail and guide you through the opportunities currently available at Wheatcroft Farm.

For further information, private appointments or to explore bespoke plot and land options, please contact Francis Louis.





Air Source Heat Pump



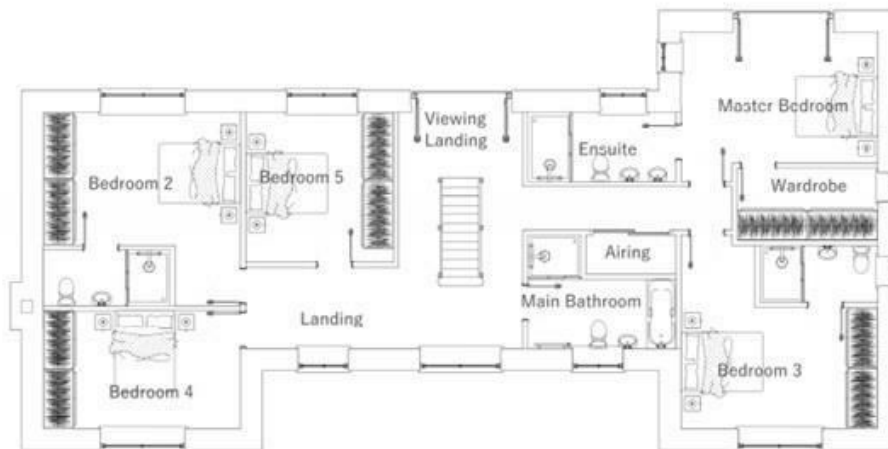
PROPOSED GROUND FLOOR PLAN

PG 006 scale: 1:100 Map 23.03192



PROPOSED NORTH ELEVATION

PN 006 scale: 1:100 Map 23.03192



Replacement Farm House Dwelling	Area
Proposed Ground Floor	151.90 m ²
Proposed First Floor	151.90 m ²
Proposed Double Carport	42.28 m ²
Proposed Garden Store	18.64 m ²
Total Proposed Dwelling	303.80 m ² Plus 60.92 m ² Carport/Store



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
3512.18 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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- Exclusive gated development of just nine bespoke eco homes
- Phase 2 now released, following the successful completion of Phase 1
- Limited availability with a small number of plots remaining
- Opportunity to secure a newly built home finished to a very high standard
- Sustainable design including air source heat pumps, underfloor heating and solar panels
- Optional bespoke land packages available from approximately one acre or more (by separate negotiation)
- Availability, plot options and land opportunities are limited and subject to change