

Longston Cross II

Bovey Tracey



DEVON
SHIRE
HOMES



Longston Cross II

Bovey Tracey

Beautiful new homes
in a charming rural
setting. A short level
walk to the centre of
town which lies on the
fringes of one of the UK's
largest National Parks.

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devonshirehomes.co.uk

01626 572257



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Bovey Tracey

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Design & direction — Believe in®
Landscape photography (excl. p9 & 10) — Adam Burton
Show home photography — Ryan Watts (Panoptic Motion)



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THE DEVELOPMENT

Longston Cross is a collection of new homes ranging from 2 to 5 bedrooms, with this next phase building upon the varied offering of the popular initial development. Ideally located close to the town centre, Longston Cross borders open farmland that climbs up to the rugged beauty of Dartmoor and its most famous landmark, Haytor Rocks.

Longston Cross comprises a variety of house styles which draw inspiration from the local landscape to sit sensitively in their surroundings. Each home is built with considerate and energy-efficient materials, offering practical, modern living spaces that enjoy a sense of light and proportion.

The development is reached via Marriott Way leading directly off Monks Way, providing easy onward access in all directions. The town of Bovey Tracey has a wide range of excellent local facilities and amenities, and is a thriving centre for art and contemporary craft.





LEFT
CGI of Parrett house type

ABOVE
CGI of Tone house type

Longston Cross takes its name from an old granite cross that stands beside the footpath that leads to Challabrook Farm. According to local legend it was used to mark the grave of a Royalist officer (called Longston) who was killed in the battle of Bovey Heath in 1646. It was here that Cromwell's troops defeated the Royalists in what was a regionally decisive battle during the English Civil War.





ABOVE & RIGHT
Modbury house type interiors



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THE LOCATION

Bovey Tracey is a popular country town with a strong sense of community. Called “The Gateway to the Moor”, it includes a wide range of shops and amenities set within a pleasant local environment. Green spaces, craft centres and classic Devon architecture all add to the town’s ambience.

Dartmoor National Park is a landscape of stunning views in the very heart of Devon, made famous by its granite tors, deep wooded valleys and rugged, wide-open spaces. This makes Dartmoor a haven for outdoor activities, including cycling, kayaking, hiking and riding.

RIGHT
The Church of St Peter, St Paul and
St Thomas of Canterbury, Bovey Tracey





LEFT & ABOVE
Haytor Rocks & Bovey Tracey High Street

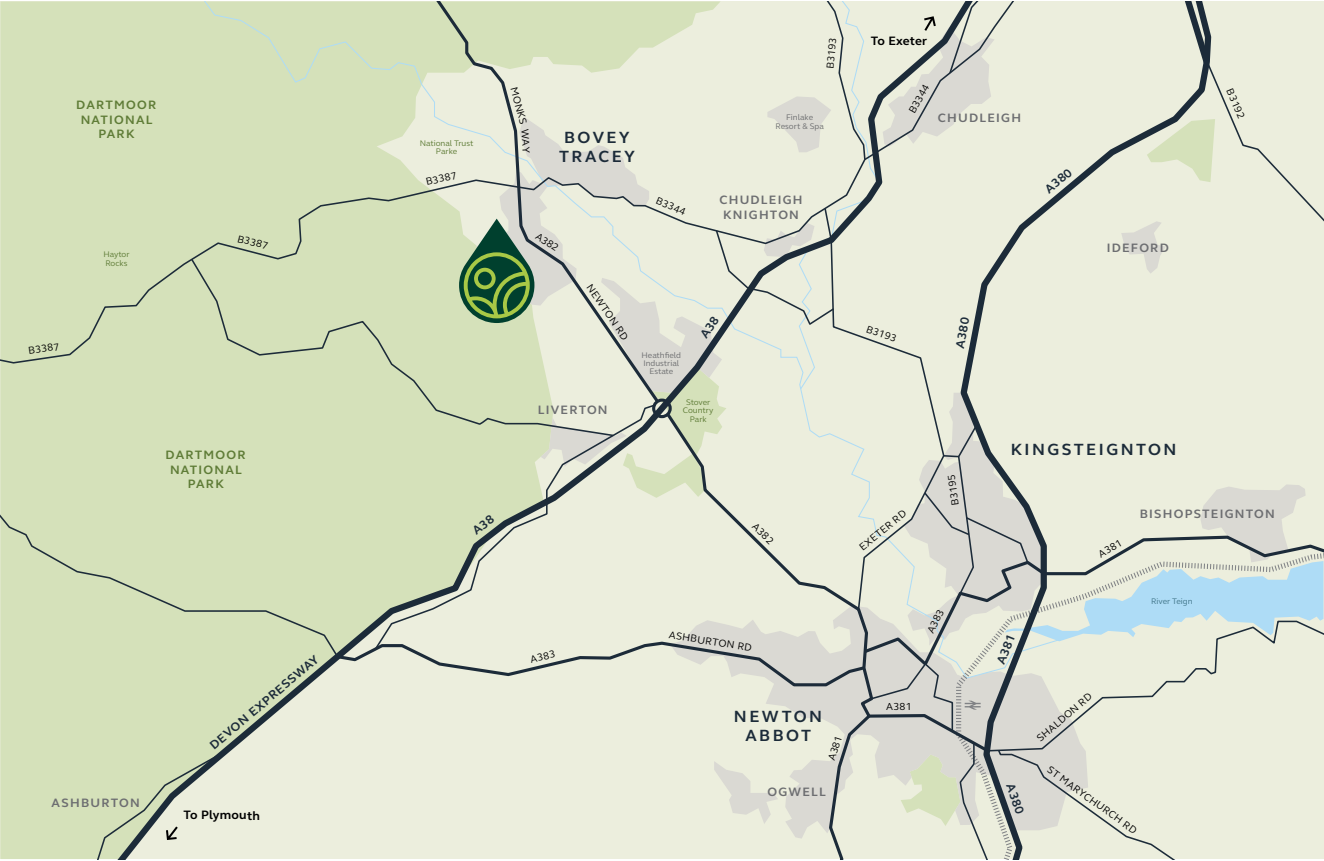
The City of Exeter, with its historic cathedral and world-class shopping and dining, is only 15 miles from Bovey Tracey, and the beautiful South Devon coast is just 10 miles away.

Two miles away is the Devon Expressway, a dual carriageway linking Exeter with Plymouth.

The closest railway station is Newton Abbot, seven miles from Bovey Tracey. This station links the main routes West (Plymouth and Cornwall), East (Exeter, London and North Devon) and South (Torbay).

Nearby highlights include Haytor Rocks, Becky Falls and the Templer Granite Way, an eight mile tramway that connected local granite quarries to the Stover Canal. Today the Templer Way Trail follows much of the original route from the moor to the sea.





RIGHT
CGI of Caen house type

FINDING US

LONGSTON CROSS
MARRIOTT WAY
(OFF MONKS WAY)
BOVEY TRACEY

SAT NAV: TQ13 9RZ
(NEAREST POSTCODE)

TEL: 01626 572257

DIRECTIONS

The entrance to Longston Cross is off Monks Way (A382), the main road that connects Bovey Tracey to the A38 Devon Expressway linking Exeter and Plymouth.

From Exeter or Plymouth, leave the A38 at Drumbridges and follow signs to Bovey Tracey. At the next roundabout take the second exit onto Monks Way, you will find the entrance on your left.

LOCATION

DISTANCE (MILES)

Bovey Tracey (High Street)	0.7
Newton Abbot (Railway Station)	7
Dartmoor	13
Exeter	15
Torquay	15
Plymouth	32



ABOUT US

We are an independent, award-winning house builder. Over 30 years of building with pride here in the West Country.

We create neighbourhoods that enhance and strengthen our local communities. Every development is sensitively designed to reflect the local character, combining contemporary design and traditional building techniques.

We are committed not only to building distinctive and desirable homes, but also to ensuring a first class level of customer service. By following the New Homes Quality Code, we make sure our customers are well-informed and fairly treated throughout the process of searching for and securing their new home.



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SPECIFICATION

Kitchen

- Fitted kitchen with comprehensive choice of ranges†
- Choice of post formed 40mm worktops with matching 150mm upstands†
- Stainless steel inset one & half bowl sink with mixer taps*
- Stainless steel inset single bowl sink with mixer taps*
- Tiled splashback to cooker hood†
- Single electric oven, ceramic hob and hood*
- Double electric oven, ceramic hob and hood*
- Fully integrated 70/30 fridge freezer*
- Plumbing and electrics for washing machine/washer dryer*

Utility

- Choice of post formed 40mm worktops with matching 150mm upstands†
- Space for washing machine*
- Space for tumble dryer*

Cloakroom

- White Duravit sanitaryware with chrome fittings
- Choice of feature wall tile over basin†

Family Bathroom

- White Duravit sanitaryware with chrome fittings
- Choice of wall tiling over basin† (refer to specialist supplier)
- Thermostatic bath/shower mixer valve over bath with screen
- Choice of full height tiling around bath†
- Shaver socket

En-suite

- White Duravit sanitaryware with chrome fittings
- Shower cubicle with 2 way shower, low profile tray
- Full height tiles within shower cubicle†
- Choice of wall tiling over basin† (refer to specialist supplier)
- Shaver socket

Electrical

- Media point to living room
- Internet outlet point to master bedroom
- Socket with USB-C charging point to kitchen
- LED downlighters to kitchen, bathroom and en-suite areas*
- Tracked LED light to kitchen*
- Pendant light to cloakroom and bathroom*
- External lighting to front door
- Mains operated smoke detectors with battery back up
- Carbon monoxide alarm

Decoration

- Internal walls emulsioned white
- All ceilings smooth finish – emulsioned white
- Internal woodwork coated with long life acrylic white gloss
- Stairs: 32mm square balustrades painted white with oak handrail

Heating

- Ideal combi boiler
- Underfloor heating to ground floor with thermostatic controls*
- Smart control unit

Doors

- Internal: white or oak effect doors with chrome fittings*
- Front: Insulated fibre glass door, 3 point locking, chrome ironmongery
- Rear: Insulated fibre glass part glazed effect with 3 point locking, chrome finish*
- Patio: Pair of UPVc double glazed French doors with Pilkington K glass*

Windows

- UPVc double glazed windows with Pilkington K glass

Fascia

- UPVc Square fascia & barge

Skirting

- Pencil round contemporary skirting & architrave

External

- Turf to front where applicable*
- Turf to rear where applicable*
- 1800mm x 1800mm closeboard fencing to rear garden where applicable (plot specific)*
- Textured slabs to patio, entrance & paths
- External tap*

* Specification will vary between house types. Please ask your Sales Executive for details.

† Choices are subject to build stage.

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SITE PLAN PHASE ONE



SHOW HOME AND MARKETING SUITE
Our Show Home is the Caen at Plot 93.
The Marketing Suite is next to this plot.

PLEASE NOTE
This is an illustrative representation of the planned layout.
Boundary treatments, retaining walls, rear garden specification,
rear paths, steps, landscaping and topography vary between
plots and may not be indicated on this layout. Purchasers should
satisfy themselves of the exact detail by consulting the Sales
Executive on site and referring to detailed plans.

HOUSE TYPES

<div></div> PARRETT	3	<div></div>	<div></div> HOUSING ASSOCIATION
74 75 83 84 85 91			66 67 68 69 70 71 72 73 77
<div></div> TONE	3	<div></div>	78 79 80 81 82 89
94			
<div></div> CAEN	4	<div></div>	<div></div> SHARED OWNERSHIP
93			86 87 88 90
<div></div> SAUNTON	4	<div></div>	
76 92			
		<div></div>	STREET LIGHTING



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SINCE 1992