



Plot 1 Sutton Orchard, Newbuildings, EX17 4PS

Prices From £995,000

Plot 1 Sutton Orchard

Newbuildings, Crediton

- Small development of just 5 eco homes
- Set in over 10 acres
- Additional paddocks available to buy
- Large, 4 bedroom family homes (2750 sqft)
- 2 ensuites, utility, pantry and boot room
- Generous plot sizes
- Solar, air-source, battery, EV, triple glazing
- Reserve and ready to move into (complete June 2025)

For many buyers, the thought of living in Devon comes with the dream of shopping local, being sustainable, finding a connection with nature and wildlife, well this dream can come true within this wonderful development with a focus on all of the above. With farm shops, local pubs and miles of countryside walks on your doorstep, it's easy to see what makes this area tick. Not to mention it being equidistant to the North and South Devon coasts, the low levels of light pollution and of course the abundance of Wildlife! With nearby rail links on the Tarka Line too, this is countryside living without being isolated.

With a clear vision to regenerate wildlife habitat whilst delivering high quality and energy efficient rural dwellings, this is Sutton Orchard. Set in over ten acres of glorious Mid Devon countryside, just five exclusive, environmentally sensitive homes have been crafted using the latest in sustainable materials and design to create a wonderful rural retreat.





Each home is approx. 2755 sqft (inc garage) with a high-quality finish throughout. The four bedrooms and three bathrooms will provide comfort and style with living spaces to match. Thought has been given to the design, with the inclusion of a larder, utility, boot room and study bringing essential extra spaces into these modern homes. Each property has a large private garden, an optional paddock and all five properties will have the enjoyment of shared regenerated land, native woodland and a wildlife pond. This is a truly exceptional development in many ways.

The eco-credentials are certainly commendable with the technology working in harmony to produce a healthy, balanced home with an A rated EPC. The south facing roofs have discreet solar PV's, working in tandem with the air-source heat pumps to enable lower running costs and a consistent warmth. The Scandinavian designed triple glazing coupled with high levels of insulation helps to retain the heat too. There's also a battery to level out demand and utilise the electricity being produced, plus an EV charger is also included. Rain water from the homes passes through a species rich, biodiverse pond before making its way into the natural stream.



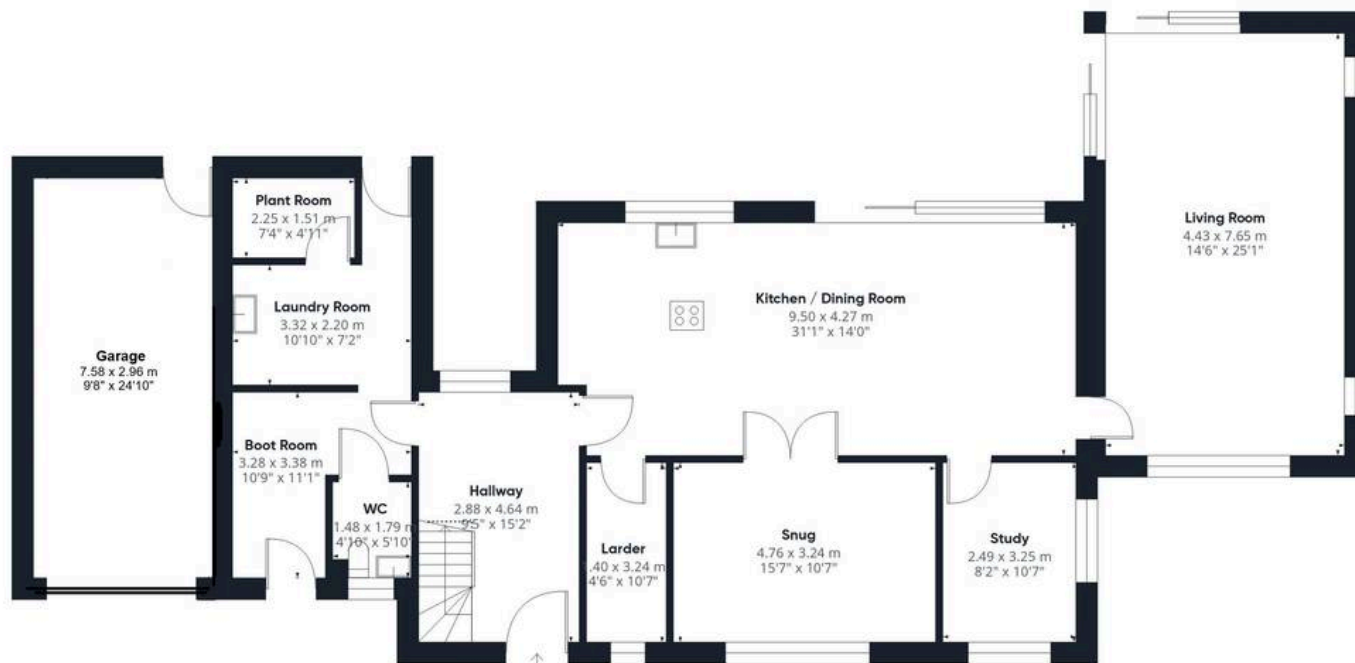
Throughout, the attention to detail is excellent. With sustainable materials including the larch cladding, wool carpets and wood flooring really adding to the feel of luxury. The layout is very generous, particularly on the ground floor and we love the light flooding in from the south into the main living areas, not to mention the double height entrance with floor-to-ceiling windows on both ground and first floors, framing the view beyond. The living spaces are flexible with a choice of chill out or working areas, plus the stylish open plan kitchen with its premium appliances, large island and quartz tops is the hub of the home.

The large main living room with its high vaulted ceiling and doors onto the rear patio is the perfect place to unwind or entertain. The bedrooms are all doubles, with an ensuite shower room to bedroom two as well as the master bedroom with its wide glass Juliette balcony, walk in dressing room and luxury ensuite with a shower and bath, it's a sanctuary to enjoy.

What makes Sutton Orchard different is the surroundings. Set in over ten acres of glorious countryside, the houses each have a generous plot with south facing rear gardens and lawns to the front. Each has ample parking and a good sized single garage with electric door, but it's the extra spaces that make it special. On top of the individual plots, each home has an option to purchase additional land, a very rare opportunity for a new build home. An area of approx. seven acres is available to split into paddocks and this option will be offered to the first owners. The remaining land will form part of the management company (owned by the residents on the final sale), along with the access lane and treatment plant. This land offers space to walk, play and enjoy. It includes areas of grassland, some native woodland and a wildlife pond. The whole plot is a wonderful, unspoiled home to nature and with everything from Dragonflies to Deer, as well as a host of wildflowers, this is one way to enjoy living the rural dream without compromising on quality or style.

Tucked away in peaceful countryside but just 10 minutes from the nearest town, this development offers the best of both worlds — quiet, privacy and the natural beauty of a rural setting, with easy access to shops, services, and amenities when needed. Surrounded by open landscapes and local wildlife, it's a place to enjoy a slower pace of life without feeling cut off. With fibre broadband internet included, you'll stay comfortably connected while enjoying the calm of a truly tranquil location.





Floor 0



Floor 1

Approximate total area⁽¹⁾
(Excl Garage)

233.6 m²

2514 ft²

Reduced headroom

4.7 m²

50 ft²

(1) Excluding balconies and terraces

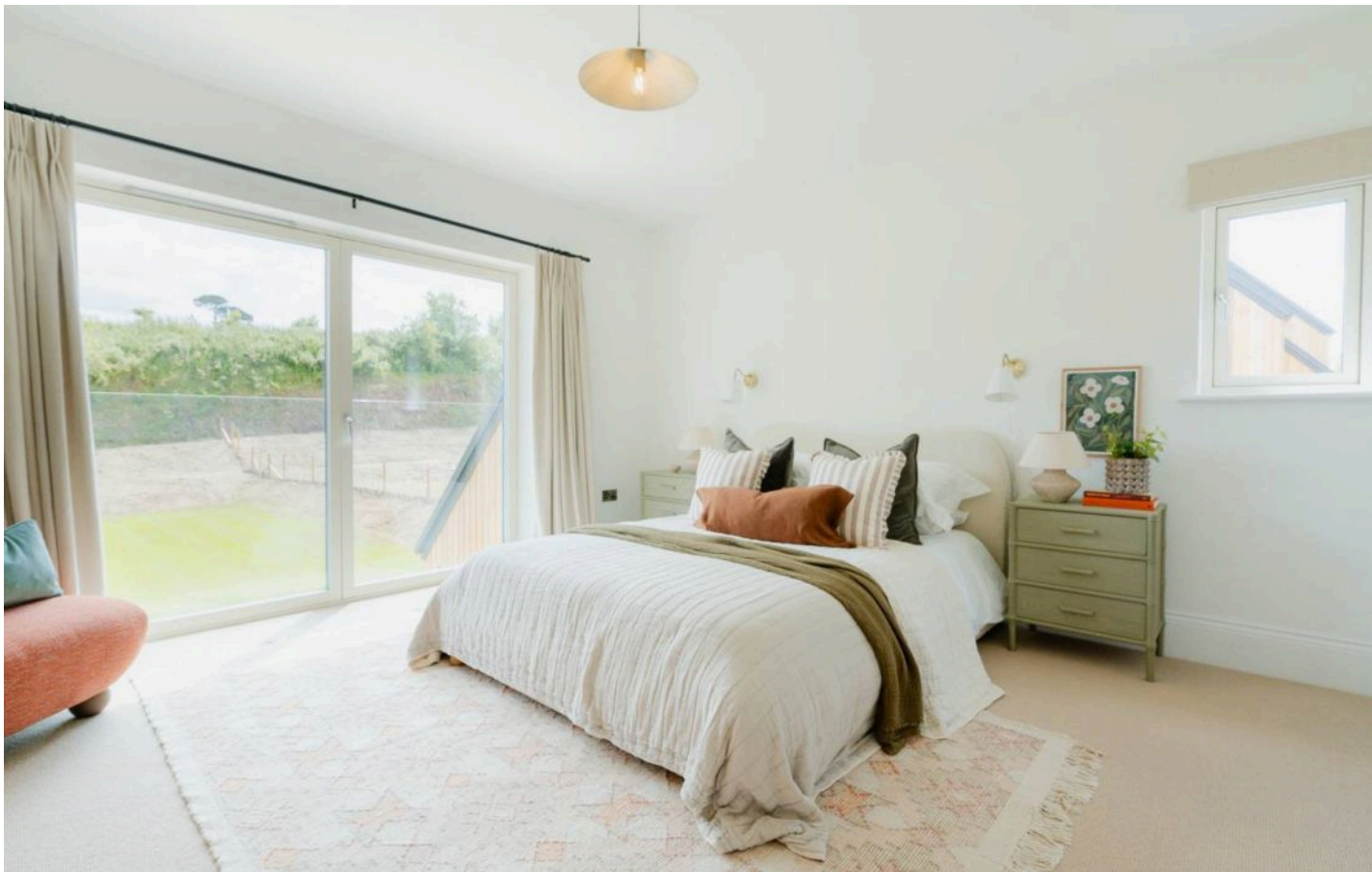
Reduced headroom

Below 1.5 m/5 ft

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 are based on RICS IPMS 3C standard.

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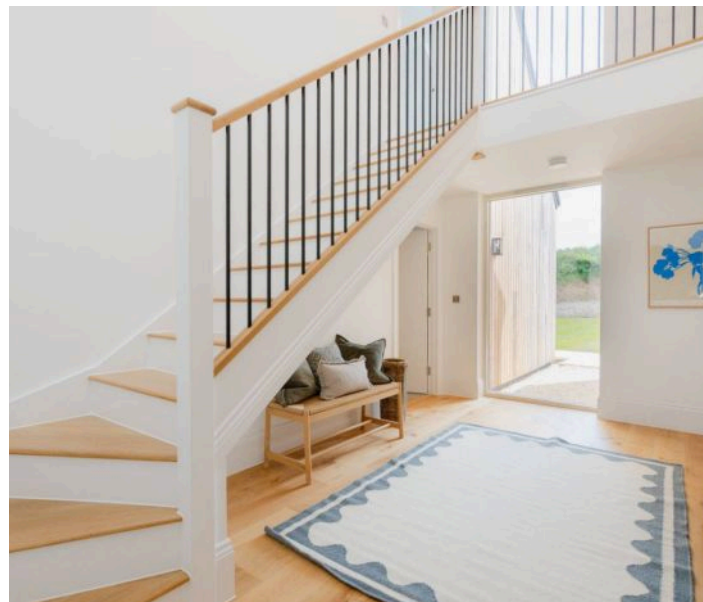


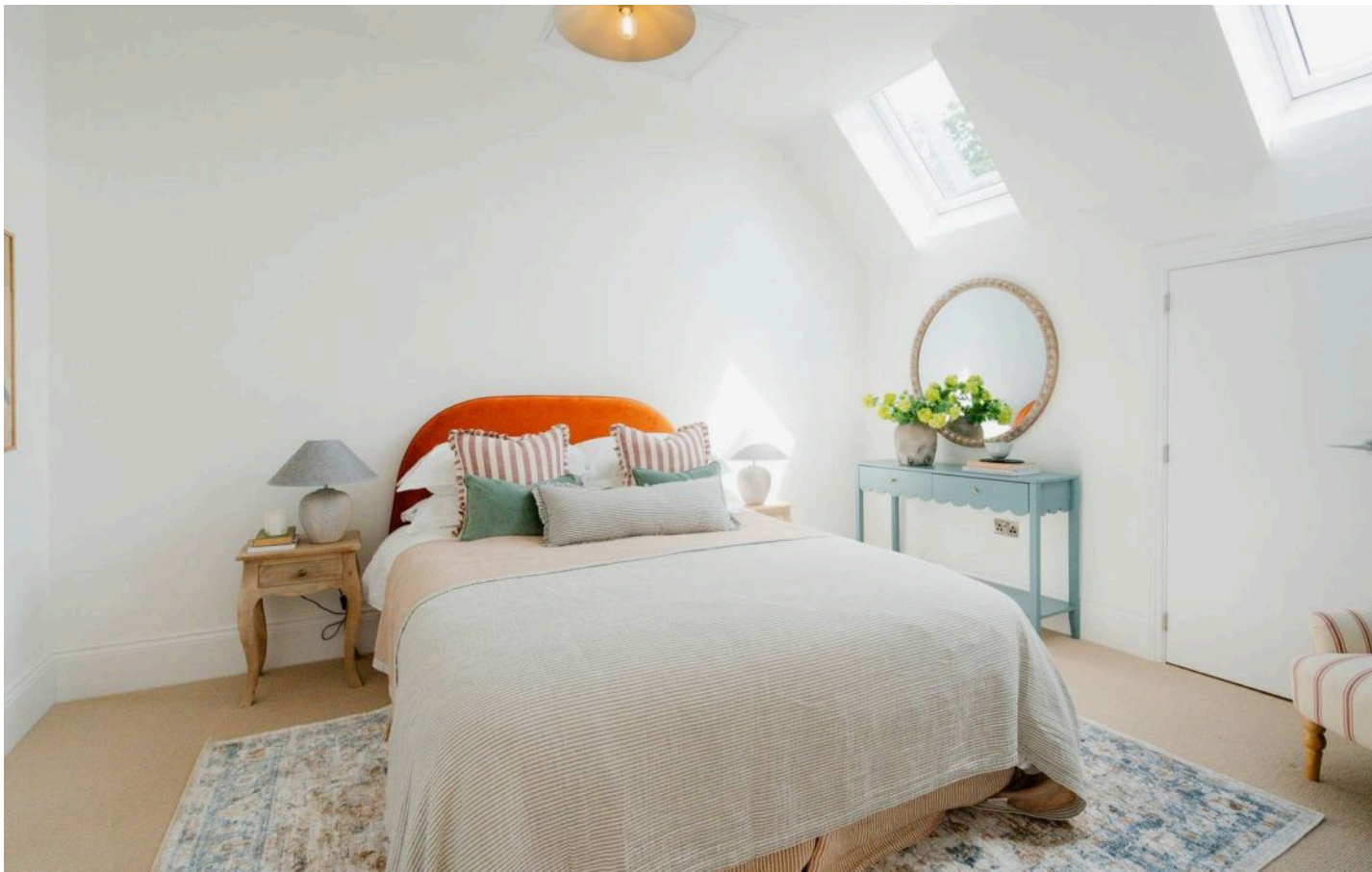
Come and stand on the plot, take a deep breath and look out over the tranquil countryside – it's simply magnificent.

NEWBUILDINGS is a peaceful hamlet characterised by its thatched cottages and winding lanes. The hamlet is enveloped by rolling farmland and gentle, sloping valleys and sits within Sandford parish, the village of Sandford being 3 miles away with its community-run shop and well-regarded primary school. For a wider range of amenities, Crediton is also 3-miles distant and offers a wide range of independent shops as well as three supermarket chains. Here can also be found a leisure centre, library, railway station, as well as doctors and dentists. Just another 5 miles on from Crediton, the City of Exeter provides fast train links (2 hours) to London, an international airport as well as an excellent university and a bustling city centre.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.





Please see the floorplan for room sizes.

Current Council Tax: TBC – Mid Devon

Approx Age: 2025

Construction Notes: Timber frame

Utilities: Mains electric, water, telephone & broadband

Drainage: Private Drainage (treatment plant – shared)

Heating: Air source heat (underfloor ground floor and radiators first floor.

Listed: No

Conservation Area: No

Tenure: Freehold with a fifth share of the management company for communal areas. This is anticipated to be approx. £1182 per property, per year.

DIRECTIONS

For sat-nav use EX17 4PS and the What3Words address is ///picked.takeovers loaf but if you want the traditional directions, please read on.

Leave Crediton up Jockey Hill as if heading for Sandford. As you pass the entrance to Creedy Park on your right, take the next left as signed to Newbuildings and Morchard Bishop. Proceed for approx. 2 miles and go through Newbuildings. Once you leave the village, take the first right onto Southdown Hill and the entrance to Sutton Orchard will be found after approx. 500m on the left.





Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.