



50°24'N / -3°81'W

ALSTON RISE

MALBOROUGH

AN EXCLUSIVE DEVELOPMENT
OF EIGHT 3 & 4 BEDROOM HOMES
IN DEVON'S SOUTH HAMS



WELCOME TO ALSTON RISE

ALSTON RISE TRULY IS A RARE OPPORTUNITY TO OWN AN EXCLUSIVE THREE OR FOUR BED HOME IN MALBOROUGH, A PICTURESQUE VILLAGE SET IN A UNIQUE LOCATION AT THE CENTRE OF THE SOUTH HAMS AND WITHIN EASY REACH OF SOME OF DEVON'S FINEST VILLAGES, TOWNS AND STUNNING BEACHES.

Charming Malborough occupies an enviable position in the South Devon Area of Outstanding Natural Beauty (AONB). Surrounded by rolling countryside, it is the setting for Alston Rise, a new development sympathetically designed in keeping with the surrounding neighbourhood.

Ideal for families, second home owners or those looking to relocate, Alston Rise is located in its own private setting. Every three and four bed semi-detached or detached home benefits from private parking and generously sized gardens, while the development's richly landscaped environment features sympathetic planting and traditional Devon walls to create a quiet, leafy enclave nestled amongst the surrounding mature treeline.

Every interior benefits from attention to detail and high specifications as standard throughout. This includes well-specified kitchens complete with NEFF appliances, Porcelanosa tiling in the bathrooms and timber flooring to the ground floors, creating a seamless and superior living experience. To the rear, the fully landscaped private gardens demonstrate the same attention to detail, while the free-flowing design of living spaces into garden are perfect for today's indoor-outdoor lifestyle.

Each home offers everything you need to relax and unwind, with considered spaces carefully designed to meet today's modern lifestyle. Alston Rise offers an extremely rare opportunity to own a stunning home in this highly sought-after location.

DELIVERING SUSTAINABLE DEVELOPMENTS

At Freemantle we are committed to delivering sustainable developments that benefit both the locations we build in, and the people we build for.

At Alston Rise, all homes benefit from solar panels and electric car charging points.

WELCOME TO ALSTON RISE



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WELCOME TO ALSTON RISE



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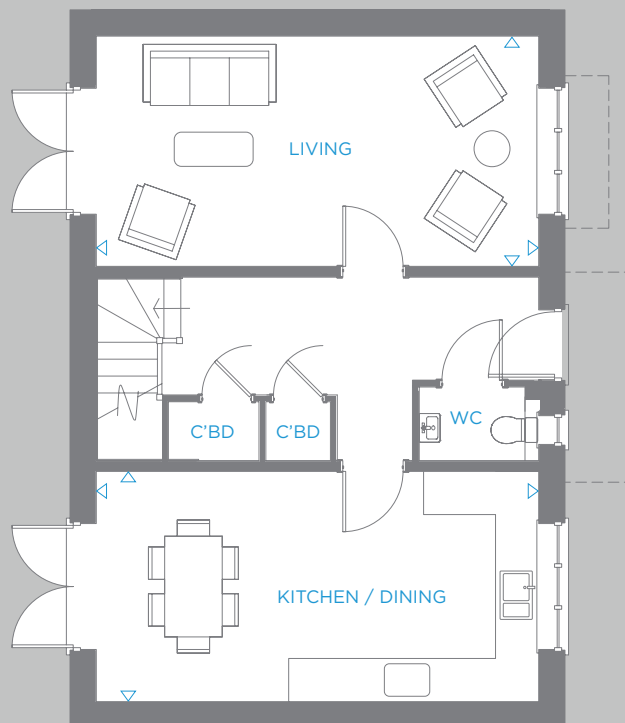
WELCOME TO ALSTON RISE



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THE ELENDER PLOTS 1 & 2

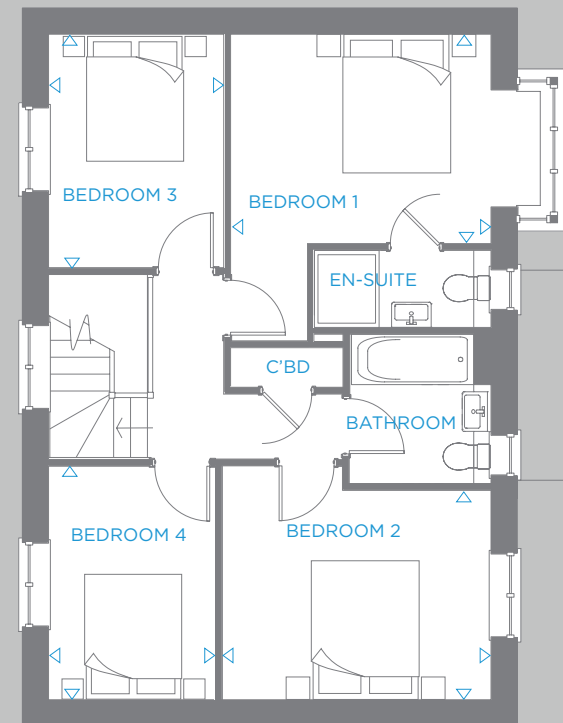


GROUND FLOOR

Kitchen/Dining Area
6120mm x 3200mm
20'0" x 10'4"

Living Room
6120mm x 3200 mm
20'0" x 10'4"

A FOUR BEDROOM FAMILY HOME



FIRST FLOOR

Bedroom 1
3605mm x 2765mm
11'8" x 9'0"

Bedroom 3
3230mm x 2420mm
10'5" x 7'9"

Bedroom 2
3655mm x 2995mm
11'9" x 9'8"

Bedroom 4
3230mm x 2370mm
10'5" x 7'7"



4

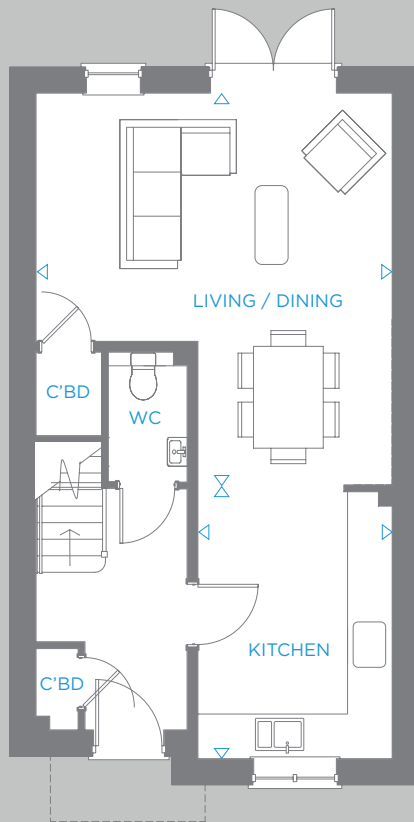
THE BANTHAM

3

THE MATTISCOMBE

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THE MATTISCOMBE PLOT 3

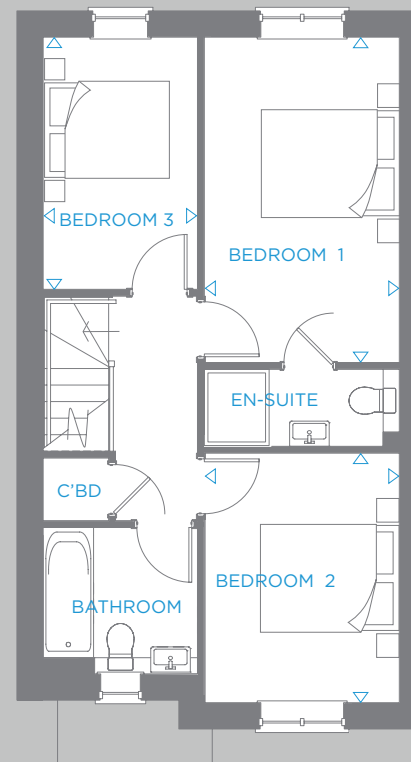


GROUND FLOOR

Living/Dining Area
5455mm x 4920mm
17'8" x 16'1"

Kitchen
3670mm x 2670mm
12'0" x 8'7"

A THREE BEDROOM FAMILY HOME



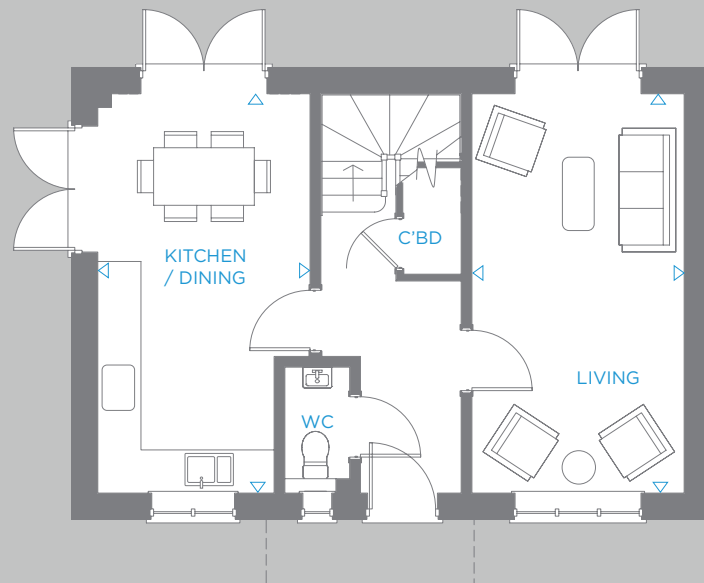
FIRST FLOOR

Bedroom 1
4515mm x 2670mm
14'8" x 8'7"

Bedroom 3
3495mm x 2155mm
11'4" x 7'0"

Bedroom 2
3415mm x 2670mm
11'2" x 8'7"

THE BANTHAM PLOT 4

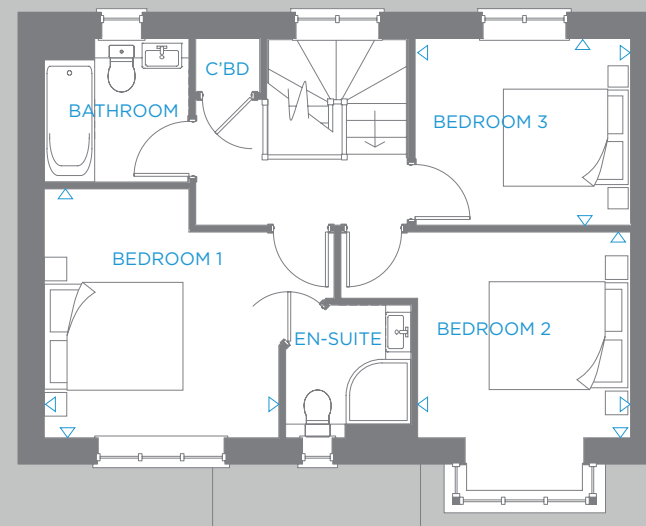


GROUND FLOOR

Kitchen/Dining Area
5520mm x 3010mm
18'1" x 9'8"

Living Room
5520mm x 2920mm
18'1" x 9'5"

A THREE BEDROOM FAMILY HOME



FIRST FLOOR

Bedroom 1
3425mm x 3345mm
11'2" x 10'9"

Bedroom 2
2920mm x 2820mm
9'5" x 9'2"

Bedroom 3
2945mm x 2685mm
9'6" x 8'8"



5

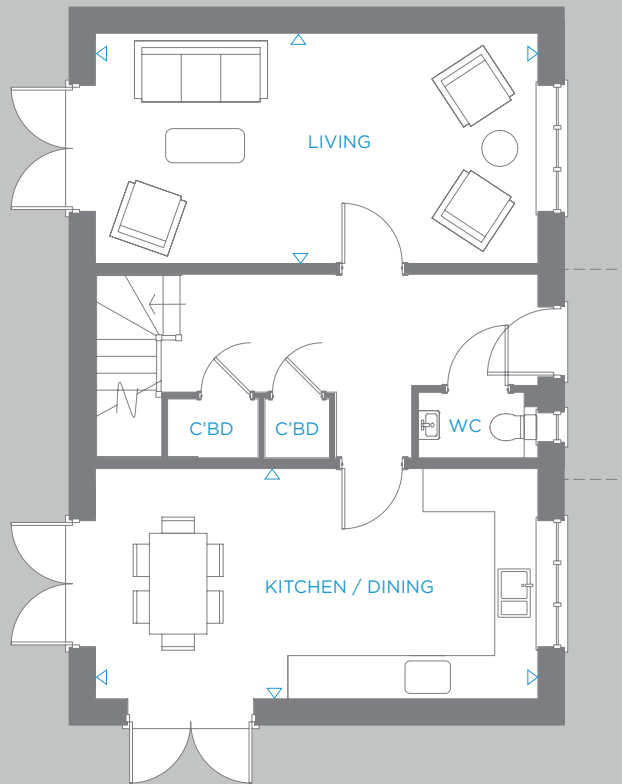
THE THURLESTONE

6

THE GARA

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THE THURLESTONE PLOT 5

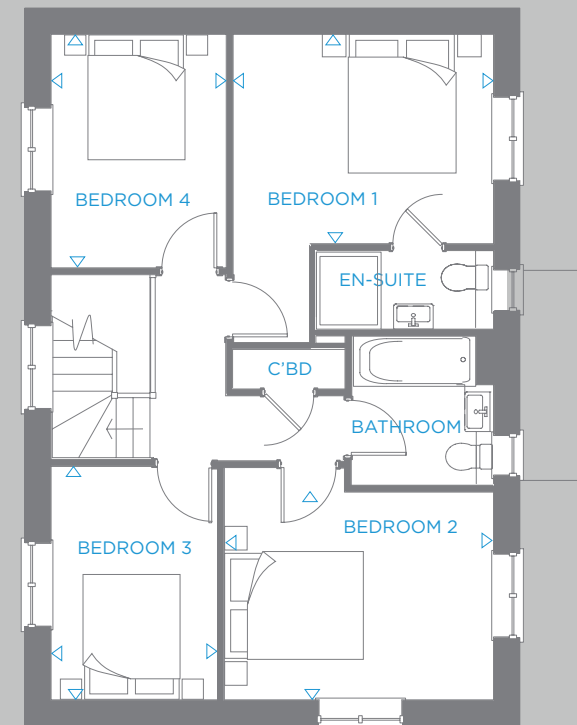


GROUND FLOOR

Kitchen/Dining Area
6120mm x 3205mm
20'0" x 10'5"

Living Room
6120mm x 3205mm
20'0" x 10'5"

A FOUR BEDROOM FAMILY HOME



FIRST FLOOR

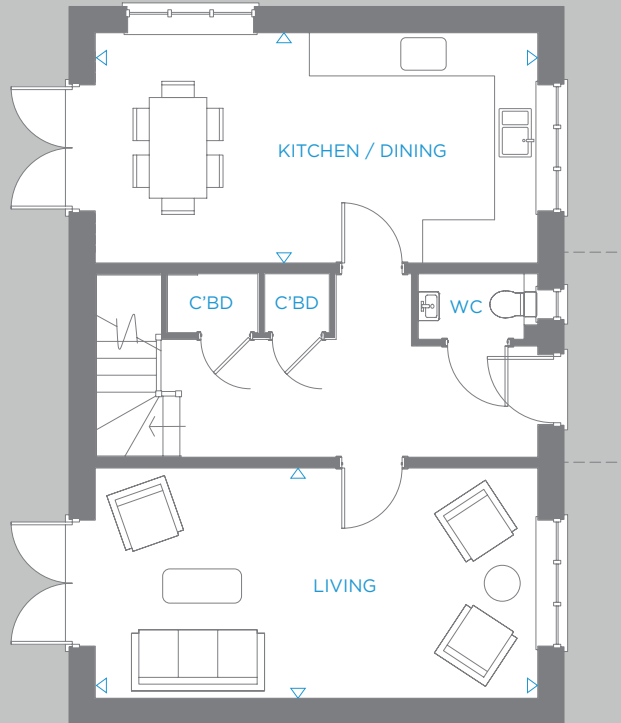
Bedroom 1
3605mm x 2765mm
11'8" x 9'0"

Bedroom 3
3230mm x 2370mm
10'5" x 7'7"

Bedroom 2
3655mm x 2995mm
11'9" x 9'8"

Bedroom 4
3230mm x 2420mm
10'5" x 7'9"

THE GARA PLOT 6

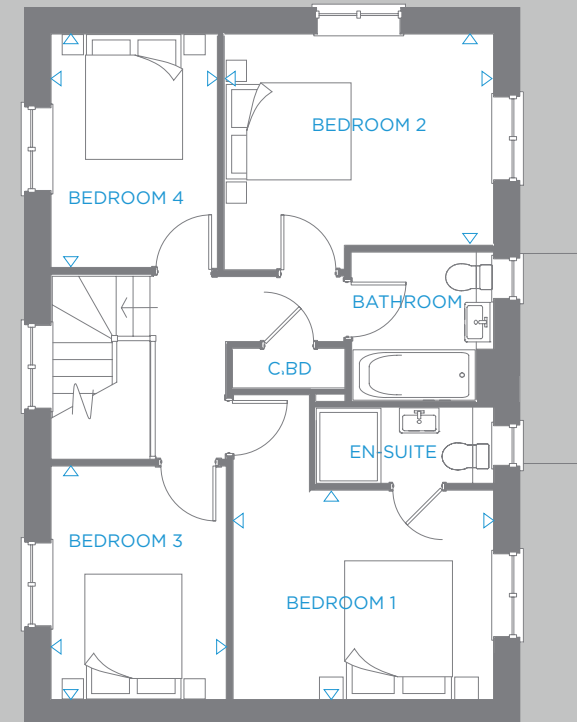


GROUND FLOOR

Kitchen/Dining Area
6120mm x 3205mm
20'0" x 10'5"

Living Room
6120mm x 3205mm
20'0" x 10'5"

A FOUR BEDROOM FAMILY HOME



FIRST FLOOR

Bedroom 1
3605mm x 2765mm
11'8" x 9'1"

Bedroom 2
3655mm x 2995mm
11'9" x 9'8"

Bedroom 3
3230mm x 2420mm
10'6" x 7'9"

Bedroom 4
3230mm x 2370mm
10'6" x 7'7"



7

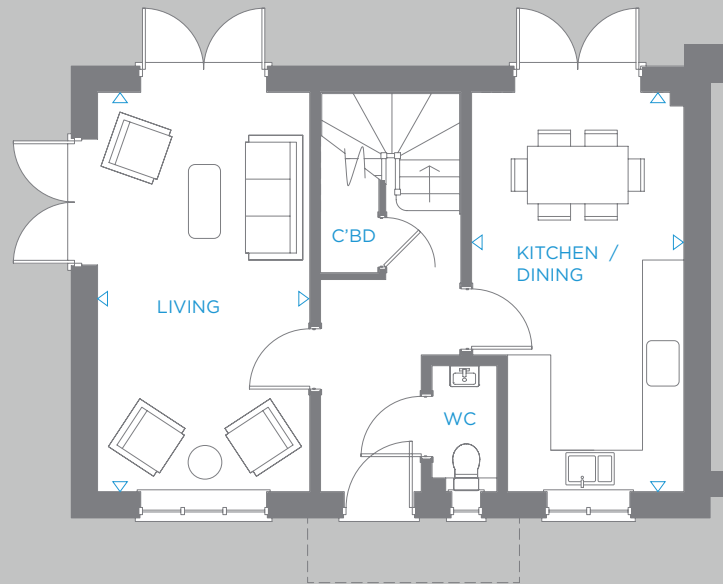
THE MILTON

8

THE LANNACOMBE

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THE MILTON PLOT 7

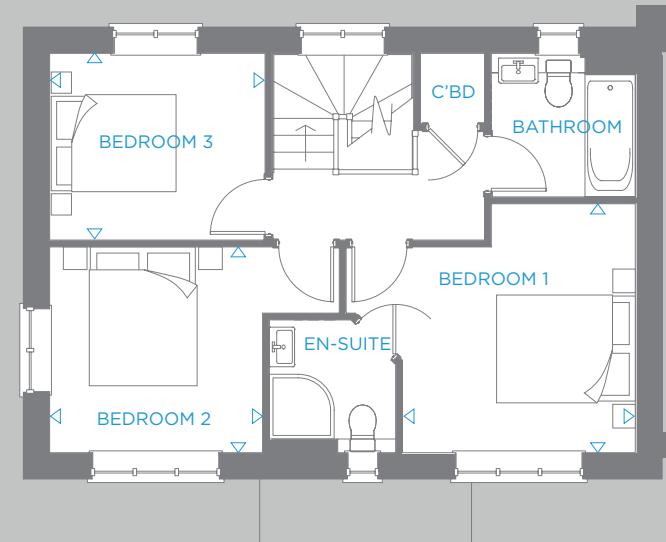


GROUND FLOOR

Kitchen/Dining Area
5520mm x 3010mm
18'1" x 9'8"

Living Room
5520mm x 2995mm
18'1" x 9'8"

A THREE BEDROOM FAMILY HOME



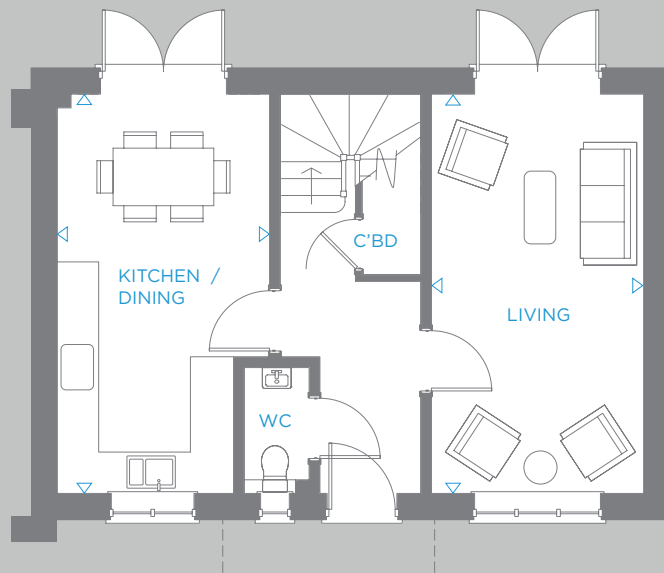
FIRST FLOOR

Bedroom 1
3425mm x 3355mm
11'2" x 11'0"

Bedroom 3
3020mm x 2685mm
9'8" x 8'8"

Bedroom 2
2820mm x 2970mm
9'2" x 9'7"

THE LANNACOMBE PLOT 8

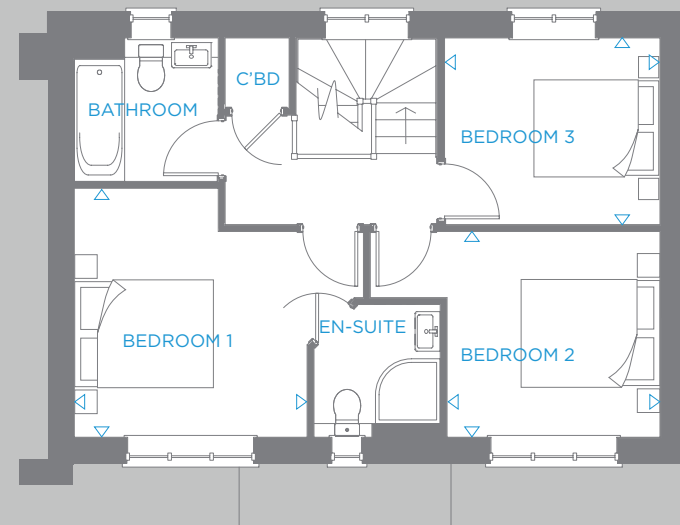


GROUND FLOOR

Kitchen/Dining Area
5520mm x 3010mm
18'1" x 9'8"

Living Room
5520mm x 2995mm
18'1" x 9'8"

A THREE BEDROOM FAMILY HOME



FIRST FLOOR

Bedroom 1
3425mm x 3355mm
11'2" x 11'0"

Bedroom 3
3020mm x 2605mm
9'9" x 8'5"

Bedroom 2
2970mm x 2820mm
9'7" x 9'2"

WELCOME TO ALSTON RISE

A HAND-SELECTED SPECIFICATION COMPRISING BESPOKE DETAILING, QUALITY FINISHES AND QUALITY BRAND NAMES.

Each home at Alston Rise has been carefully designed to make the most of the internal space and is built with a high-quality specification. The contemporary homes feature wood effect flooring, modern white tiled bathrooms, fitted kitchens with integrated appliances and family-centric open plan living spaces.



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SPECIFICATION

The interior of every space of Alston Rise boasts a host of features, carefully selected by our team of designers.

SUSTAINABILITY

Electric vehicle 7kw charging point to allow owners to connect a car charger of their choice

Solar panels

KITCHENS

Dark blue shaker style with a quartz worktop

Neff appliances, double oven, induction hob, box chimney hob, built in fridge/freezer, built in dishwasher

Engineered Pale Oak flooring

BATHROOMS

Porcelanosa Botega Caliza wall tiles, full height to bath and shower area, half height to rest of bathroom

Porcelanosa Botega Caliza Natural floor tiles

Duravit D-Code wall mounted WC

Saneux Indigo Basin and Vanity Unit

Hansgrohe Logis Mono Basin Mixer

Hansgrohe Croma Select Slide Rail Shower Kit

Duravit D-Code bath

CLOAKROOMS

Waxman Ceramic wall tiles

Chaunceys engineered oak flooring

Duravit Durabasic Back-to-wall WC

Duravit Durastyle Basin

Hansgrohe Logis Mono basin mixer

STAIRS AND LANDING

Telenzo Barbican Carpet

BEDROOMS

Cavalier Lupo Rope carpet

HEATING & ELECTRICAL

GET ultimate slimline sockets

GET ultimate slimline light switches

Cat 5 network points to living room, family room and study

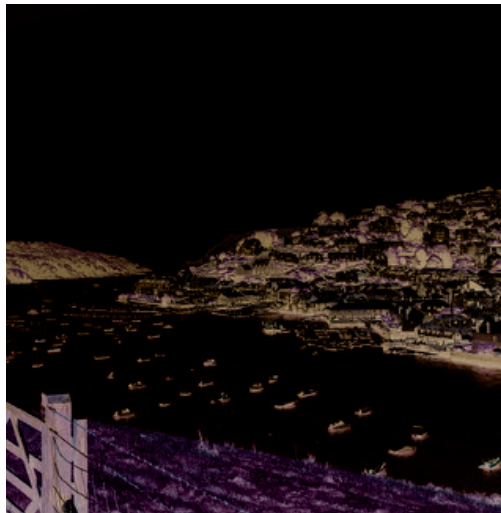
EXTERNAL

Soft landscaping to front and rear gardens

WARRANTY

10 year Warranty





From top left:
Kingsbridge market town, situated on the beautiful River Dart Estuary.
The South West Coast Path at Thurlstone Sand.
Salcombe and Kingsbridge Estuary seen from Shapen Point.
Overlooking the beach at Mill Bay on the Salcombe Estuary
Fore Street in the picturesque town centre of Totnes.

COUNTRYSIDE, COASTLINE AND DEVON'S BEAUTIFUL BEACHES

The village of Malborough combines the very best of rural, coastal and countryside living, and is within easy reach of the beautiful seaside towns of Salcombe, Kingsbridge and equally popular Hope Cove, and some of the UK's finest beaches. Just half an hour away, Totnes also offers all the amenities and onward travel connections you'd expect from a large market town.

Life at Alston Rise offers the best of all worlds: village life surrounded by expansive countryside and coastline, idyllic sandy beaches, and bustling coastal towns replete with local bistros and restaurants serving the freshest catch of the day. Malborough has all the amenities needed on a daily basis, including a small supermarket, post office, petrol station, village hall, playing fields and a friendly primary school, as well as two welcoming dog-friendly pubs, The Royal Oak and The Old Inn.

FIND HUSTLE AND BUSTLE IN KINGSBRIDGE

Ten minutes' drive from Malborough, the estuary market town of Kingsbridge sits at the heart of the South Hams. As well as larger supermarkets, its thriving independent scene includes delicatessens, butchers, bakeries and greengrocers packed full of fresh local produce. A plethora of excellent pubs and restaurants, as well as plenty of retail therapy in the form of antique and vintage shops, boutiques and more, will keep you occupied in this bustling and characterful town and marina.

TAKE IN THE VIEW AT HOPE COVE

A tiny hidden gem, traditionally charming Hope Cove is growing in popularity thanks to its sandy beaches and its bars, hotels and restaurants, all of which offer a whole host of beachside dining that make the most of this beautiful setting.

SEEK OUT SALCOMBE, THE JEWEL OF THE SOUTH HAMS

Salcombe is a popular resort town with breathtaking views. Its picturesque, terraced pastel-coloured houses lead down to the shops and boatyards of the waterfront and harbour. Its local boutiques and high street shops, museum and art galleries, waterside eateries, and an independent gin distillery make it a highly sought-after destination for yacht owners and the well-heeled, especially in the summer. And with local bistros and restaurants offering freshly caught catch of the day, Salcombe has something for everyone all year round.

The two prettiest beaches - North and South Sands - with their long stretches of golden sand, are easily accessible from the town. Both offer a host of water-based activities including yachting, power boating and stand up paddleboarding, all of which take place amongst the fishing boats going about their daily work. On dry land, enjoy yoga, tennis, and arts and crafts, or just sit back and watch the world go by.

With a location that has all this and more to offer on your doorstep, Malborough is the perfect base for sunny seaside days or calming countryside walks, for playing on the beach or in the waves, and as much retail therapy, culture, and cuisine as you could wish for.



LOCATION

The superb location of Alston Rise means you will find that everything you need is within easy reach.

DIRECTIONS FROM SALCOMBE

From Salcombe Harbour head out onto Onslow Road onto Main Road onto the A381/Salcombe Road. Upon entering Malborough with the Co-op/ Petrol Station on your right, take the right at the mini roundabout. After approx 300 metres take a left onto Eastacombes Way followed by an immediate right into Alston Rise.

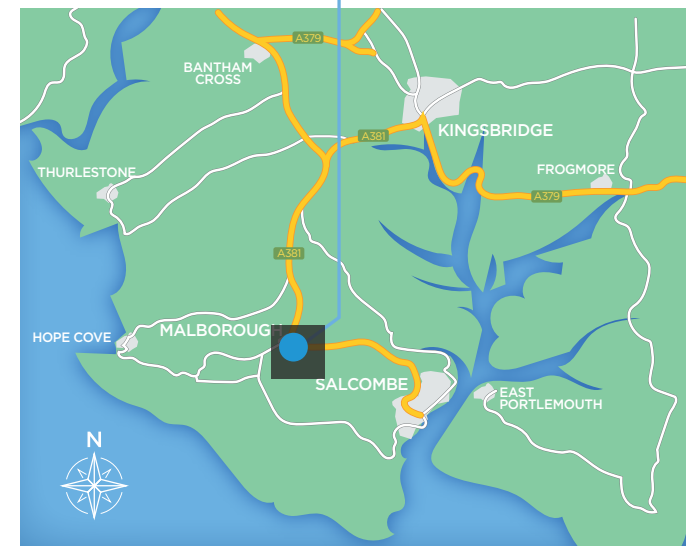
ALSTON RISE, MALBOROUGH, KINGSBRIDGE TQ7 3DH

DIRECTIONS FROM KINGSBRIDGE

Take the A381/West Alvington Hill west out of Kingsbridge. After approx 4 miles, upon entering the village of Malborough, take a right onto Eastacombes Way followed by an immediate right into Alston Rise.

DIRECTIONS FROM EXETER

Take the A38 from Exeter for 31 miles. At Ugborough take the A381 south onto B3196 and A379. After approx 13 miles, upon entering the village of Malborough, take a right onto Eastacombes Way followed by an immediate right into Alston Rise.



FREEMANTLE DEVELOPMENTS IS A PRIVATELY OWNED PROPERTY DEVELOPMENT COMPANY BASED IN THE SOUTH WEST.

Founded in 2002, Freemantle has established a reputation for creating homes with their own individual style. This is reflected in a portfolio of truly outstanding developments – more than 60 to date. This experience, combined with their dynamic approach, has made Freemantle one of the region's leading property developers.

For more information visit freemantledevelopments.co.uk



Freemantle

Aston Rise, Malborough is a Freemantle development.

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Branding, Design & CCLs oakfield-dc.com