



APPLE ORCHARD

STAVERTON | NEAR TOTNES | SOUTH DEVON



A STUNNING RANGE OF INDIVIDUAL & UNIQUE BARN CONVERSIONS
SET IN GLORIOUS SOUTH DEVONSHIRE COUNTRYSIDE



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Apple Orchard comprises a range of individual and unique barn conversions, quietly tucked away on the edge of a small rural village in the South Hams, much of which is designated as an Area of Outstanding Natural Beauty in the South Devon countryside. It is also close to local facilities, excellent schooling, town, cities, countryside and coast.





THE LOCATION

Set in beautiful rolling South Devon countryside, Staverton is a charming English village, situated on the banks of the beautiful River Dart in the glorious South Hams district of South Devon.

It is superbly located in a wonderful rural position, yet conveniently situated close to the popular independent town of Totnes and the coastline at Dartmouth, with the historic Kingston Estate and Dartington Hall as its neighbours.

Staverton consists of just circa 300 households and provides a pub in the centre of the village, a parish Church dating back to the early 14th Century and a stunning medieval bridge crossing the River Dart which is the best surviving bridge of that period in Devon. Nearby are an array of superb farm shops and café's including Riverford Field Kitchen, part of the Riverford Organic Farm business, Country Estates, Deer Parks, Castles and Rare Breed Farms.

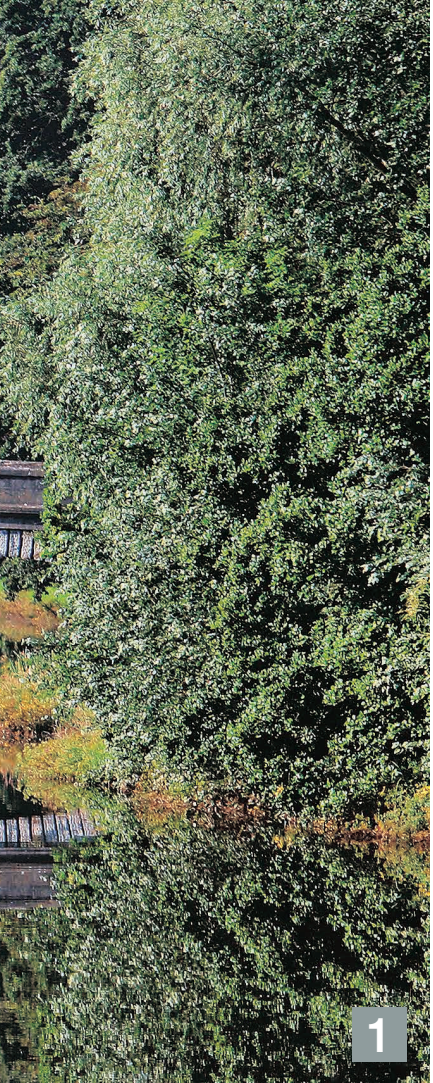
The railway arrived in the village in the late 1860's and can still be enjoyed today thanks to the South Devon Railway running a popular and picturesque service along the River Dart valley between Totnes and Buckfastleigh.

Nearby Totnes (just c. 4 miles distant) is a fascinating historical town dating back to 907AD. It combines stunning countryside with independent shopping, local food and drink and interesting and varied attractions. Set again on the banks of the River Dart this unique and charming town has an international reputation for its lively and diverse community and relaxed atmosphere.

The A38 (just c. 3 miles) and the banks of the River Dart as you head towards Dartmouth (18 miles) offer excellent access to a superb range of dining, unique shopping and excellent schooling options, with the South Devon Steiner School located very close to Staverton itself.

Boasting wonderful countryside the entire area is synonymous with horse riding and country pursuits. Beautiful bridleways and quiet village roads offer an idyllic setting for country walks, with pathways leading alongside the River Dart, with broad far-reaching and beautiful woodland areas.





1 The River Dart at Totnes
2 Riverford Field Kitchen
3 Dartmouth
4 South Devon Railway - Staverton Station
5 Staverton Bridge and Mill
6 Totnes
7 Local orchards
8 The South Devon Railway



MOMENTS AWAY

The beautiful town of Dartmouth is situated down river some c. 18 miles at the mouth of the River Dart and is one of South Devon's most popular and enchanting towns with its charming historic streets, scenic river location and myriad of shopping, leisure and dining options.

A little further along the coast is another hugely popular coastal town at Salcombe (approx. 26 miles distant) with its clear blue waters, golden beaches and renowned local artisan hand-crafted produce; Salcombe Brewery, Salcombe Gin and Salcombe Dairy producing fine chocolates and award winning ice cream and sorbets to name but a few.

The vibrant cities of Exeter and Plymouth are also within easy reach, and offer further shopping, dining and leisure facilities whilst road and rail links, and the airport at Exeter gives access to destinations further afield.



On your doorstep

Staverton Station	c.1.5 miles
Riveford Field Kitchen	c.2 miles
Devon Expressway/A38	c.3 miles
Totnes	c.4 miles
Buckfastleigh	c.4 miles
The South Devon Heritage Coast	c.10 miles
Dartmouth	c.18 miles
Exeter/Airport	c.25 miles
Plymouth	c.25 miles
London	c.196 miles/c.2 hours by rail from Totnes

Source: The AA.com



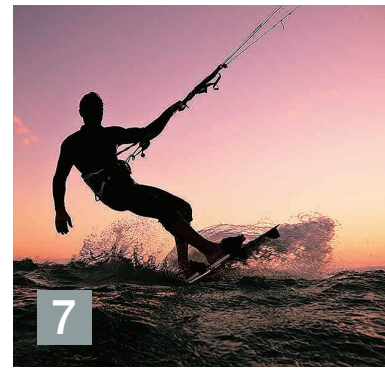
2



3



- 1 The Barbican, Plymouth
- 2 Dartmoor
- 3 Torquay Harbour
- 4 Haytor
- 5 The City of Exeter
- 6 Watersports
- 7 Watersports
- 8 Torquay
- 9 The City of Plymouth





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THE PROPERTIES

The exclusive properties at Apple Orchard enjoy a delightful setting, quietly tucked away on the edge of this charming rural village.

These stunning barn conversions are sensitively planned new homes; each property has been determined with great thought and attention to detail and specifically designed to complement its wonderful rural setting. Stunning expanses of glazing allow the light to flood in to the generous rooms, providing an atmosphere of light and luxury, elegance and sophistication.

Internally these exclusive properties offer superb, spacious two, three and four bedroom accommodation, finished to the highest of standards in a contemporary style, whilst retaining the character and charm of both the original buildings and the surrounding countryside.

Offering complete flexibility on the finish of your property internally (subject to the stage of construction) each will feature a bespoke kitchen of your choice, high end integrated appliances and a choice of flooring subject to the stage of build. The spacious and stylish bathrooms are again fitted with luxury items throughout offering cool sophistication and an air of elegance.

A sophisticated wiring system allows for the flexible use of technology and multi media throughout the home (with the benefit of full fibre connection), and numerous low-maintenance energy saving features have been incorporated.

The properties additionally benefit from under floor heating, energy efficient hot water and heating, electrical car charging points, and a 10 year Construction Build Guarantee.







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- Plot 1 BRAEBURN BARN
- Plot 2 BRAMLEY BARN
- Plot 3 BLENHEIM BARN

Three stunning and contemporary barn conversions offering spacious 2/3 bedroom accommodation.

The beautiful polished stone and timber clad facade sit beneath an elegant aluminium vertical seamed profile roof. The accommodation within offering spacious and luxurious upside down living with generous bedrooms on the ground floor whilst the first floor celebrates space and light with huge expanses of glazing and numerous windows allowing the light to flood into the extensive living spaces within these beautifully contemporary homes.

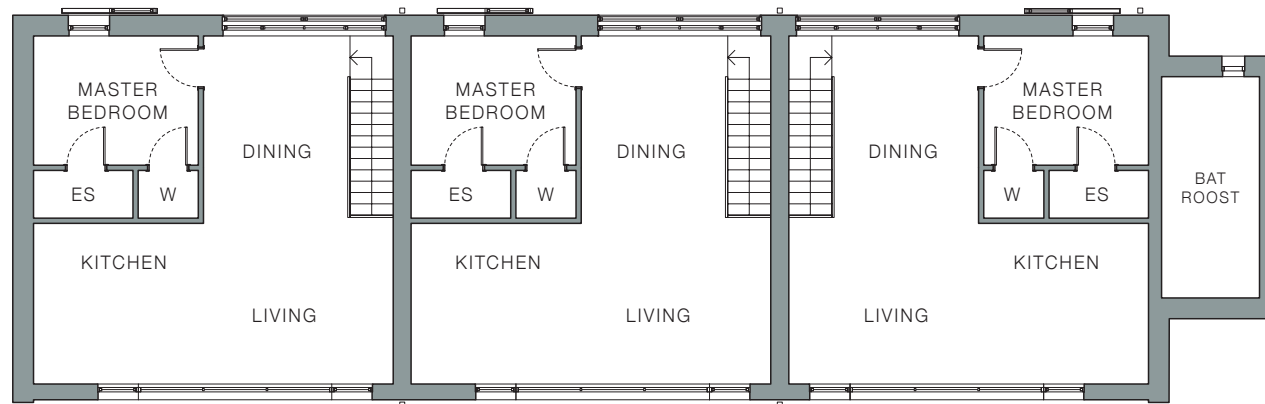
Dimensions

Ground Floor

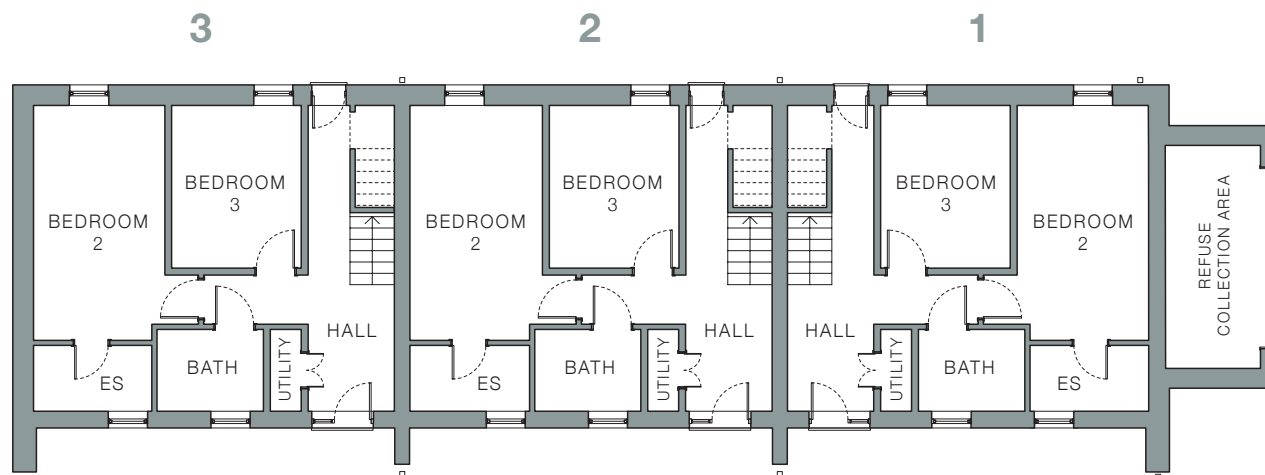
Entrance Hall	
Bedroom 2	2.8m x 5.2m
Bedroom 3	3.5m x 2.6m
En suite	
Bathroom	

First Floor

Kitchen/Living Room	7.8m x 3.6m
Dining Area	2.7m x 3.6m
Master Bedroom	3.9m x 2.6m
En suite	
Cloakroom	



First Floor



Ground Floor

Measurements supplied were taken from Plot 1.
Measurements for plots 2 & 3 may vary.







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Plot 4 RUBENS BARN

Plot 5 RUSSET BARN

Two majestic and very spacious barn conversions offering superbly contemporary 4/5 bedroom accommodation.

These beautifully elegant aluminium and Larch clad buildings offer a subtle façade to the spacious properties that lie beneath. The generous entrance hall leads through to a lovely open plan kitchen/dining area with steps down to a lower level lounge. Both areas are bathed in natural light from the huge expanses of glazed full height windows and doors and the lounge opens out to the patio and garden area beyond. The first floor accommodates two double en suite bedrooms, the master with patio doors onto a spacious balcony from which to enjoy the stunning countryside views, whilst 2 further bedrooms are located on the ground floor alongside an office/bedroom 5.

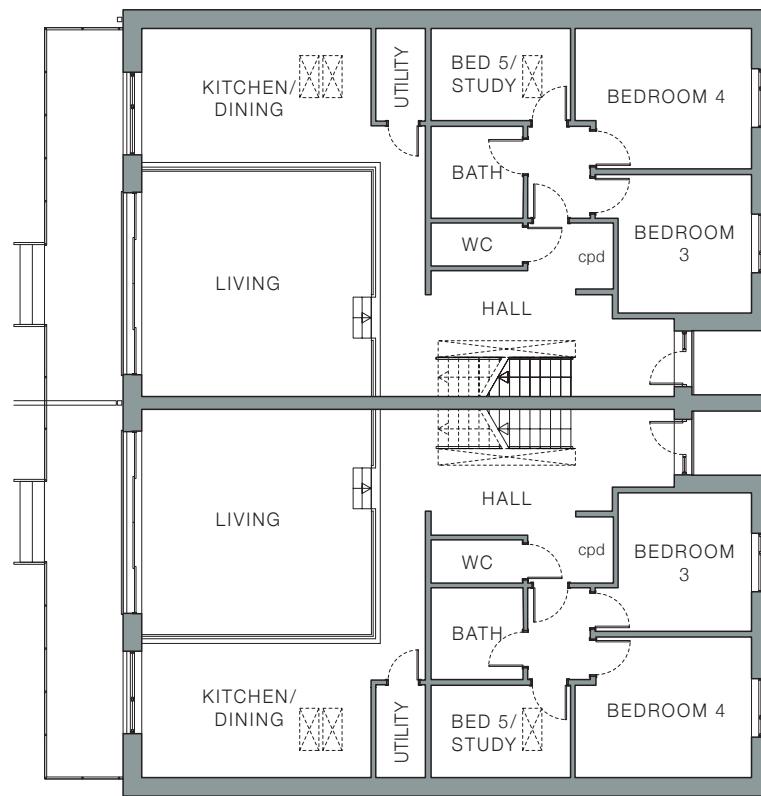
Dimensions

Ground Floor

Entrance Hall	
Living Room	5.4m x 5.5m
Kitchen Dining	5.3m x 3.4m
Utility	1.2m x 2.1m
Bedroom 3	4.3m x 3.3m
Bedroom 4	3.3m x 3.2m
Bedroom 5/Study	3.2m x 2.2m

First Floor

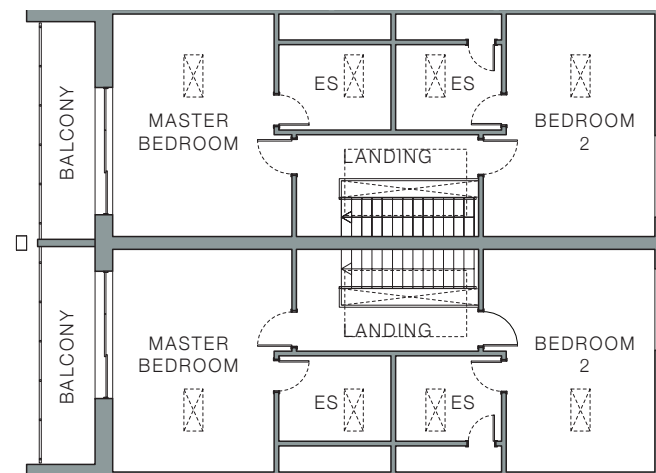
Master Bedroom	4.0m x 5.3m
En suite	
Bedroom 2	5.2m x 4.1m
En suite	



Ground Floor

4

5



First Floor

Measurements supplied were taken from Plot 5.
Measurements for plot 4 may vary.
Some rooms are vaulted with beautiful sloping ceilings.



Image of rear of plots 4 & 5.



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Plot 6 SUNSET BARN

A unique and generous attached three storey barn conversion offering flexible accommodation. The ground floor has a generous living kitchen diner allowing direct access via the bifold doors to the rear patio and garden area. Furthermore on this level there is a separate cloakroom and utility area.

On the first floor, which enjoys good views, the accommodation has two bedrooms a family bathroom and a generous snug/bedroom 5 with double aspect views over surrounding countryside.

The second floor benefits from a master suite with an ensuite and again double aspect views and a further bedroom with an ensuite, both bedrooms give stunning views over open countryside.

Dimensions

Ground Floor

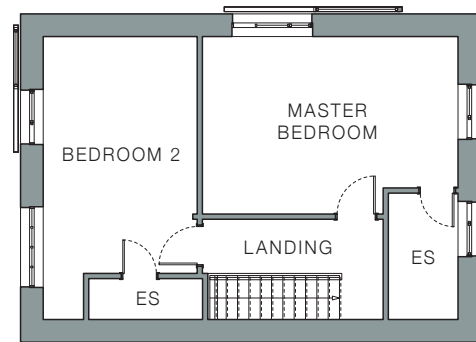
Kitchen/Dining/Living 8.8m x 5.2m
Utility/Cloakroom

First Floor

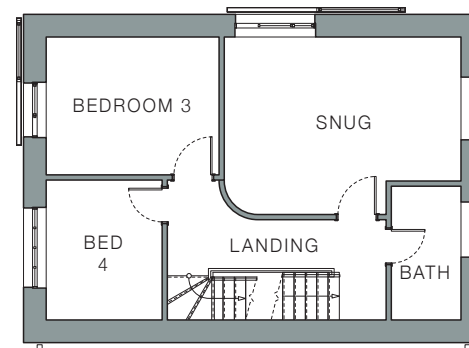
Bathroom
Snug/Bedroom 5 5m x 3.5m
Bedroom 3 3.7m x 3.15m
Bedroom 4 2.8m x 2.9m

Second Floor

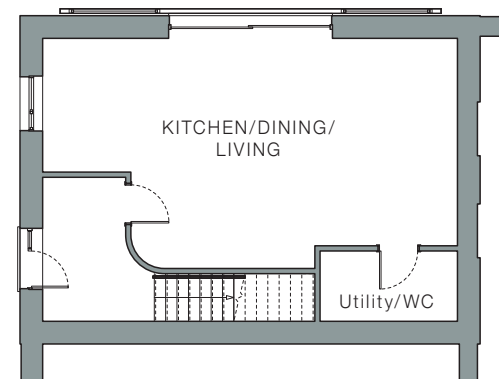
Bedroom 1 5.5m x 4m
En suite
Bedroom 2 5.2m x 3.3m
En suite



Second Floor



First Floor



Ground Floor

Maximum dimensions supplied in irregular shaped rooms.







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Plot 7 SPARTAN BARN

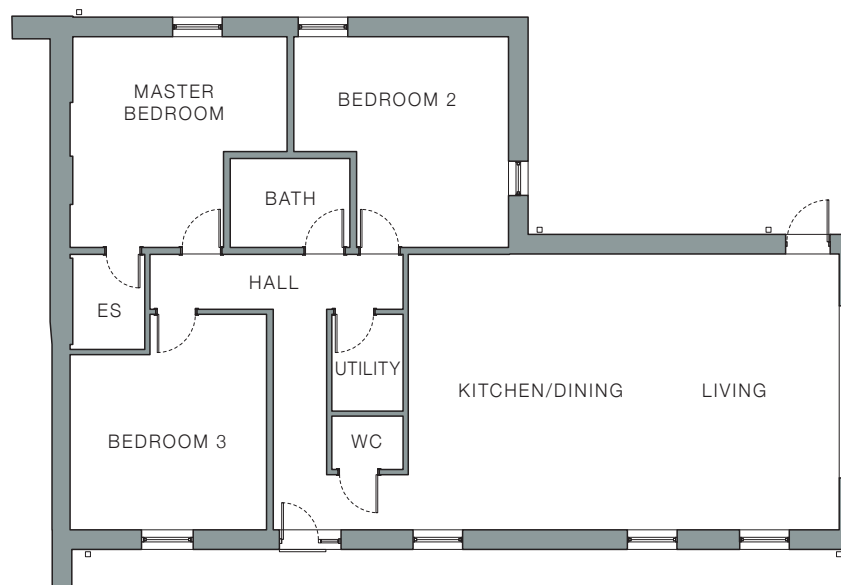
This single story attached barn conversion is situated in a private location within the development and benefits from a vaulted kitchen/dining and living area with bifold doors leading to the garden and patio area where the views over the surrounding countryside add to the rural and peaceful setting.

The three vaulted bedrooms, the master overlooking the rear garden, has an en suite, there is of course also a family bathroom and cloakroom.

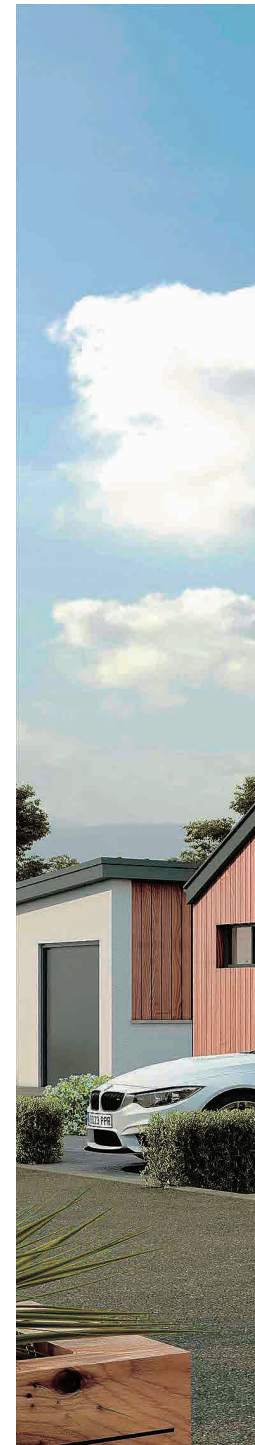
Externally along with the two parking spaces the gardens and patios split into two distinct areas both with good views. There is additional space to the front of the property further adding to it's privacy.

Dimensions

Living/Kitchen/Diner	8.5m x 5.4m
Bedroom 1	4.2m x 4.2m
En suite	
Bedroom 2	3.5m x 3.7m
Bedroom 3	4.2m x 3.5m
Utility room	
Bathroom	



Ground Floor







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Plot 8 CRISPIN BARN

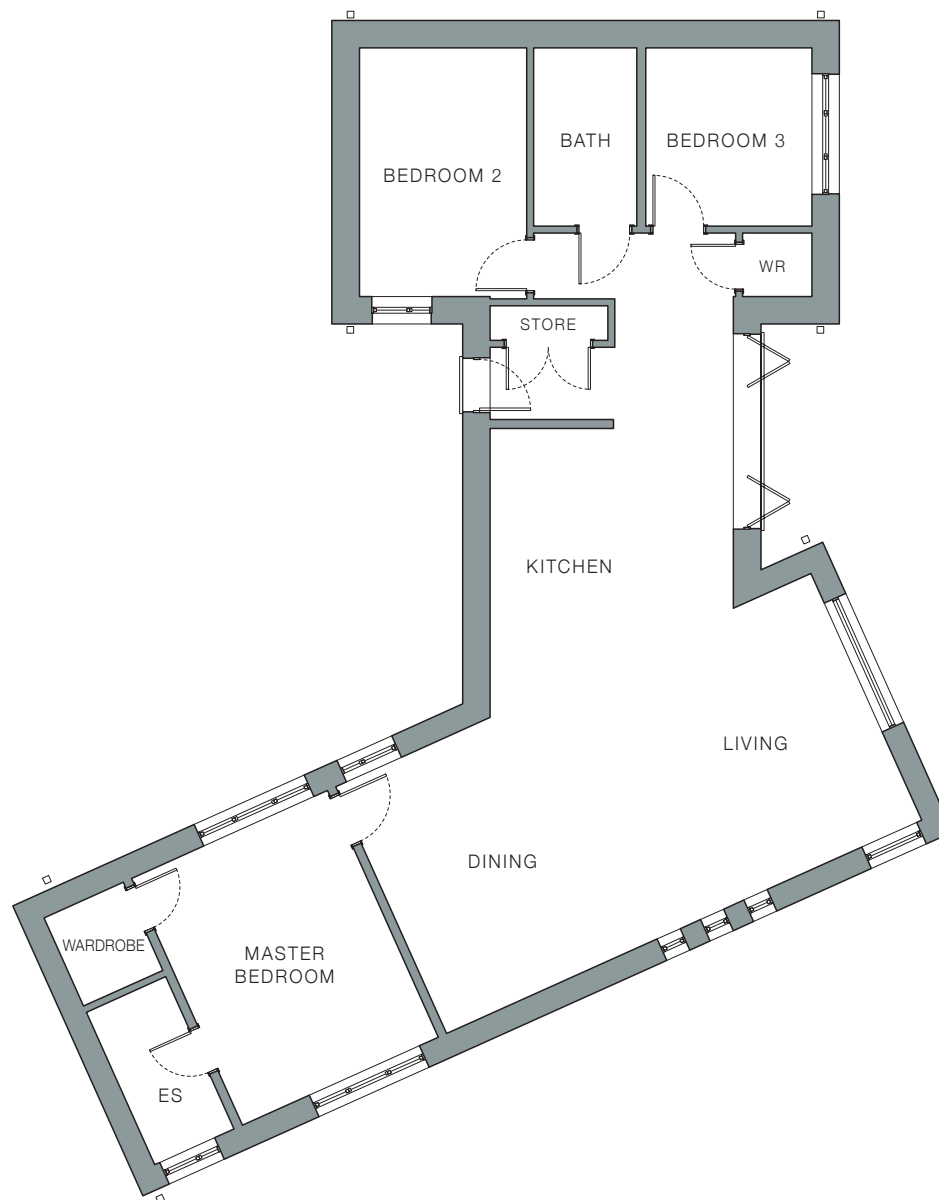
A generous and elegant detached barn conversion located on the eastern boundary of the site providing spacious 3 bedroom accommodation all on one level.

It's subtle façade comprises an elegant combination of aluminium, larch cladding and sharp white render. With a generous open plan kitchen enjoying bi-fold doors along the entire extent of one wall and dining room extending out onto the large patio and expansive gardens. The master bedroom suite enjoys both an ensuite and walk in wardrobe. Two further bedrooms provide flexibility to use these alternatively as office or hobby room accommodation.

Externally this property also benefits from a double carport.

Dimensions

Living room	8.5m x 4.4m
Kitchen	3.8m x 4.3m
Bathroom	
Bedroom 1	3.5m x 4.4m
En suite	
Bedroom 2	4m x 2.7m
Bedroom 3	2.7m x 2.9m



Maximum dimensions supplied in irregular shaped rooms.







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Plot 9 GALA BARN

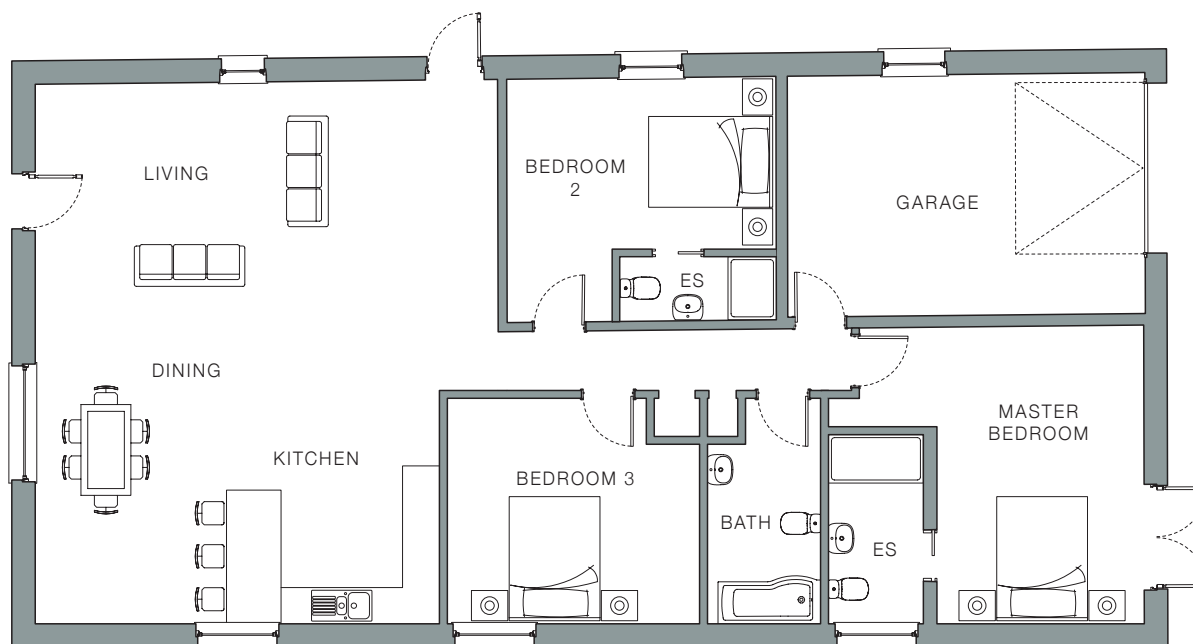
A generous three bedroom detached barn conversion comprising a spacious living room, kitchen diner with direct access onto the patio garden area.

The three bedrooms are a good size with the master and bedroom two having en suites and a further family bathroom.

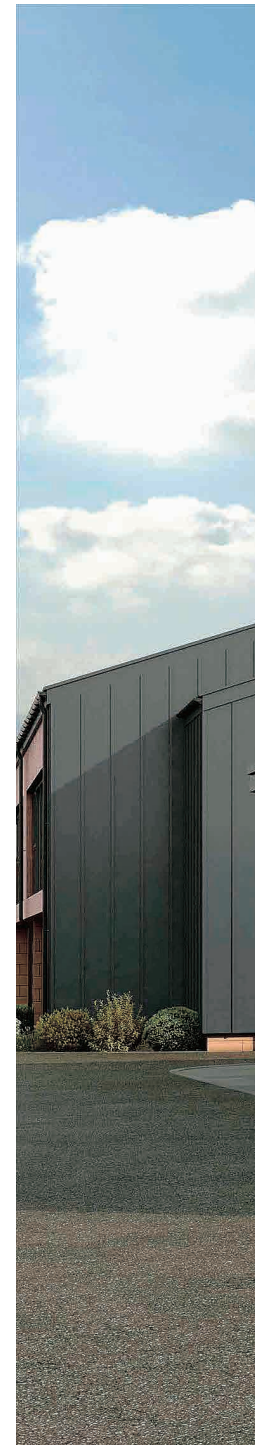
An excellent single storey property with a raised patio and garden area together with an integral garage and additional parking.

Dimensions

Living/dining/kitchen	8.7m x 7.6m
Bedroom 2	4.4m x 4m
Bedroom 3	4.2m x 3m
Bedroom 1	4.7m x 4.3m
Garage	4m x 5.8m



Maximum dimensions supplied in irregular shaped rooms.







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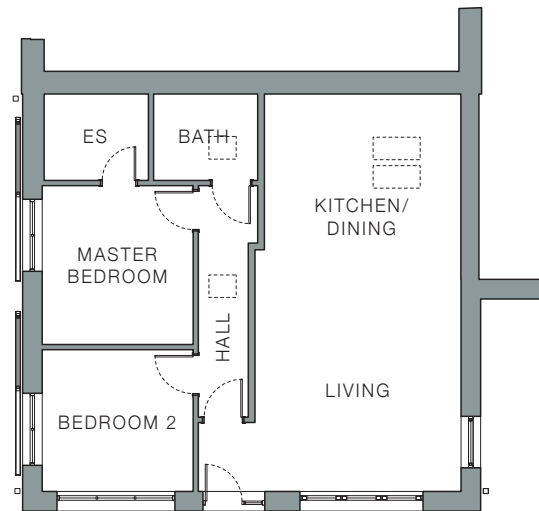
Plot 10 PIPPIN BARN

A single storey attached barn conversion set in an excellent location within the development, comprising two bedrooms; the master having an en suite and a further family bathroom. The generous living kitchen diner gives access to the patio garden area.

There are two parking spaces, one directly adjacent to the property providing level access for those looking for a single storey property to downsize or a lock up and leave holiday home.

Dimensions

Living/Kitchen/Diner	4.4m x 8.7m
Bedroom 1	3.5m x 3.2m
En suite	
Bedroom 2	3.1m x 3.2m
Bathroom	

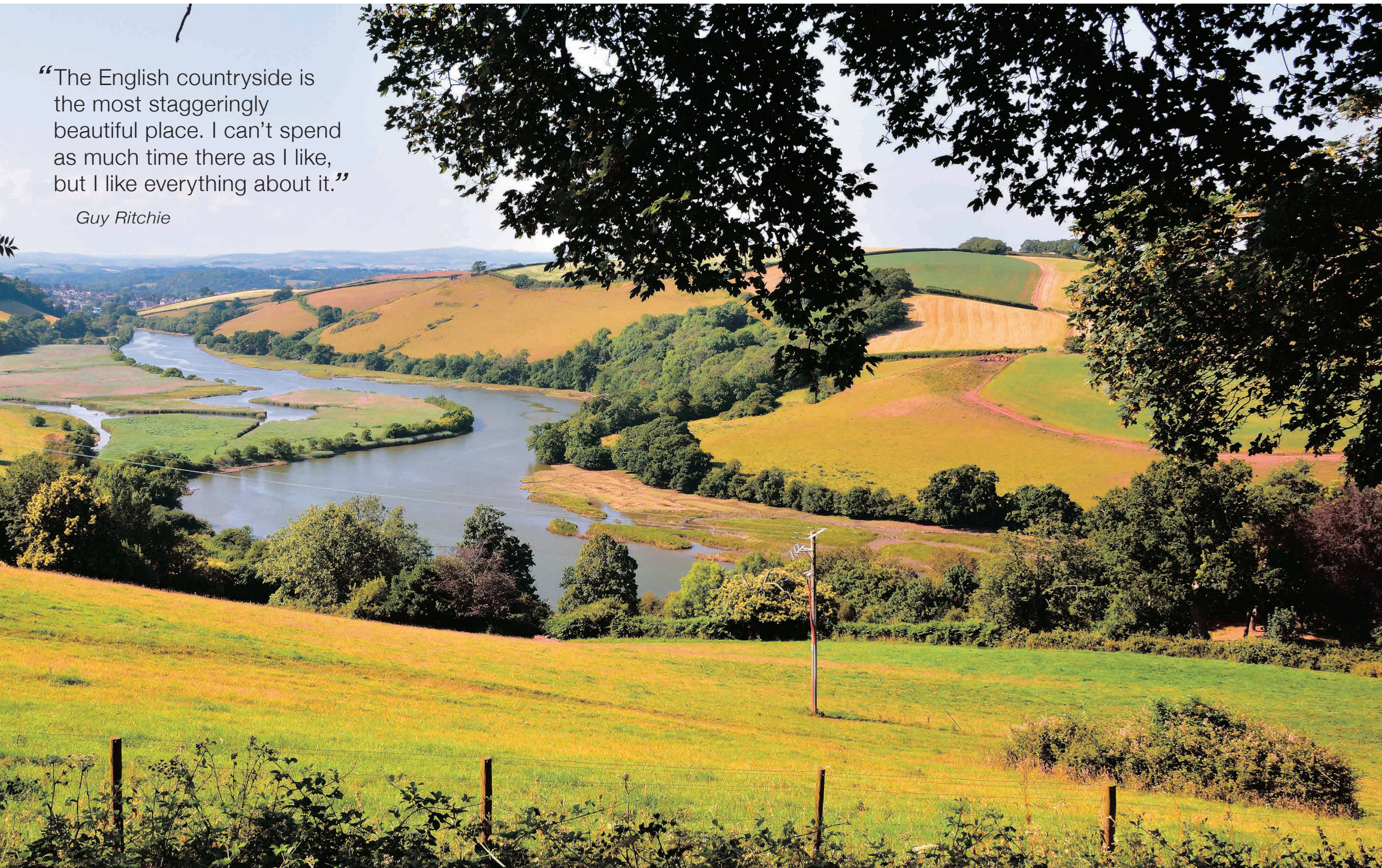


Ground Floor



“The English countryside is the most staggeringly beautiful place. I can't spend as much time there as I like, but I like everything about it.”

Guy Ritchie





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SITE PLAN



- Plot 1 BRAEBURN BARN
- Plot 2 BRAMLEY BARN
- Plot 3 BLENHEIM BARN
- Plot 4 RUBENS BARN
- Plot 5 RUSSET BARN
- Plot 6 SUNSET BARN
- Plot 7 SPARTAN BARN
- Plot 8 CRISPIN BARN
- Plot 9 GALA BARN
- Plot 10 PIPPIN BARN

DIRECTIONS

From Exeter take the A38 Devon Expressway towards Plymouth. Turn off at Buckfastleigh and follow the A384 alongside the River Dart, where the signs will direct you to Staverton on your left.

The postcode for this site is **TQ9 6AL**
What3words location: **history.incur.layover**



DISCLAIMER These details are intended to give a general indication of the development and do not form part of any contract. ATA Estates reserve the right to alter any part of the development, specification or floor layout at any time during the construction of this site. The dimensions given are maximum and approximate, taken from the widest part of each room and scaled down from the architects plans. These dimensions may vary based on the internal finish. Furniture measurements should only be taken from the completed property. These details are believed to be correct however neither ATA Estates or the agent accept any liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included.

The images used throughout this brochure are for illustrative purposes only and may not reflect the actual style, layout and finish of the completed properties. Please note that the specification images have been chosen to reflect the style of the internal fixtures and fittings available to purchasers and may not reflect the precise layout of the kitchens and bathrooms or the internal wall finish.

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THE FINER DETAILS

INTERNAL

Oak doors with chrome ironmongery.

Oak trim to stairs, newels and handrails.

Brushed satin sockets with a generous amount of USB charging points.

Smoke, heat and carbon monoxide sensors to key areas.

Built in 5 amp lighting system for ease of control to lamps

Kitchen & Utility

Beautiful bespoke fully fitted kitchens with matt finish units.

Silestone work surfaces and upstands.

High end integrated appliances.

Bathrooms & En suites

Fully fitted luxury bathrooms and en suites with quality sanitary ware, taps and showers.

Beautiful feature tiling to the bathrooms and en suites.

LED illuminated fitted mirrors.

Lighting

Multi-zone downlighting or feature pendant lights.

Heating

Underfloor heating throughout all ground floor living areas

Technology

Full fibre-optic connection to the site provides excellent broadband connectivity.

EXTERNAL

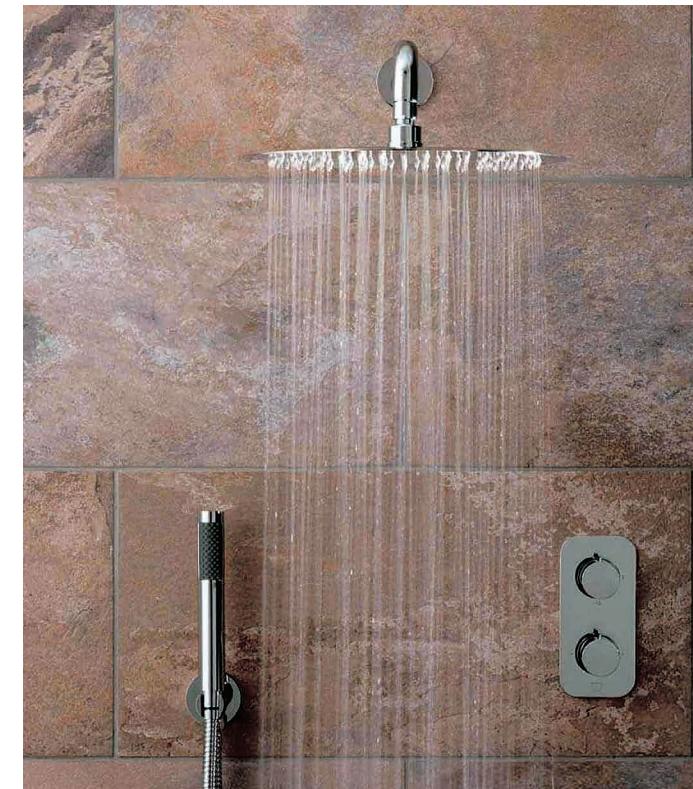
Gardens

Gardens will be laid to lawn with native hedgerows and timber fences marking boundaries. Communal planting will be provided to the communal areas within this development.

Wildlife

Every care has been taken during the build and features incorporated into the design to enhance the ecology of the site, from management of the well established hedgerows to bird boxes and bat lofts to refuge areas for amphibians and hedgehogs to continue to enjoy this unspoilt rural setting.

Images shown here reflect the range of specification products used throughout this development and do not reflect the individual properties.







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