



Valley View.

20
26

**Five Exceptional Homes.
One Remarkable Setting.**



Location



Elburton is a well-established residential village offering an enviable blend of traditional village charm and modern convenience. Situated on the southeastern edge of Plymouth, it enjoys excellent transport links to the city centre, major road networks and the wider Southwest, while retaining a strong sense of community and local character.

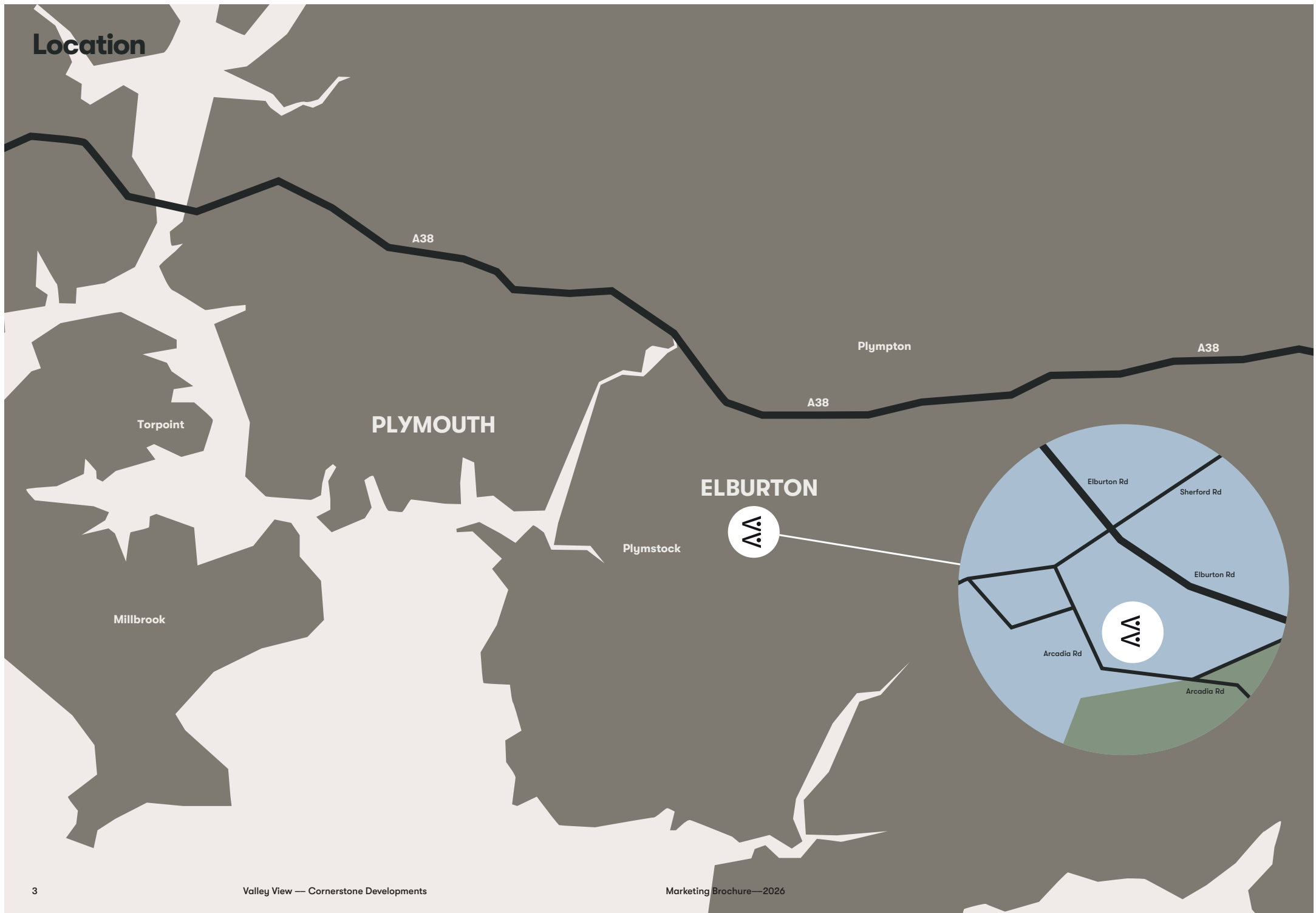
At the heart of the village is a thriving local hub, providing a range of everyday amenities including independent shops, a garage, welcoming pubs and well-regarded schools. A variety of recreational facilities and green spaces further enhance the appeal for families, professionals and those looking to enjoy a more relaxed pace of life.

Often regarded as the gateway to the South Hams, Elburton provides easy access to some of the region's most spectacular countryside and coastline. From picturesque villages and scenic walking routes to stunning beaches and sheltered coves, the natural beauty of South Devon is right on the doorstep.

Combining village character, excellent connectivity and access to both coast and countryside, Elburton is an increasingly sought-after location for those wishing to enjoy the best of Devon living.



Location



Development



Valley View is an exclusive collection of just five detached, high-quality three and four-bedroom homes, thoughtfully designed to complement their surroundings and create an attractive new addition to the village.

Occupying part of the former grounds of Harris House, a historic farmhouse, the development sits within a site once referenced as an orchard in The Ten Farms of Elburton. This rich local heritage, together with the site's semi-rural setting, has inspired a scheme that respects the character of the area while delivering contemporary homes designed for modern living.

Designed with comfort, efficiency and practicality in mind, every home benefits from:

- Air source heat pump heating systems
- Underfloor heating throughout
- Integrated garages and private parking
- Energy-efficient construction and modern insulation standards
- 10-year Build-Zone warranty
- Freehold ownership

Each property has been carefully positioned to make the most of the site's natural topography and outlook, creating a sense of space, privacy and connection with the surrounding landscape. Traditional architectural influences have been combined with high-quality materials and modern specifications to ensure the homes sit comfortably within the established village environment.

Valley View offers a rare opportunity to enjoy the tranquillity of a semi-rural setting while remaining within easy reach of Plymouth, the South Hams and the many attractions of South Devon. A carefully crafted development in an exceptional location, it is perfectly suited to modern family life and those seeking a high-quality home in a well-connected village community.



The Houses Plots 1—5

**Five Exceptional Homes.
One Remarkable Setting.**



The Site

Setting and Plot

Each home is positioned within a generous, elevated plot, making the most of the site's outlook and sense of space.

Parking and Garaging

- Two private off-road parking spaces for each property.
- EV charging provision included.
- Garaging provided for additional storage and convenience.

Rear Gardens

The rear gardens will be fully landscaped, with sleepers introduced where needed to maximise the available space and create outdoor areas that are as level, practical, and usable as possible.

Front Gardens

The front gardens will be thoughtfully planted and finished with bark mulch, helping to suppress weeds while creating a neat, attractive, and low-maintenance approach to each home.





Plot 1 Info



Plot 1 is a thoughtfully designed four-bedroom detached home arranged to make the most of its elevated position and surrounding views.

The ground floor provides four generous double bedrooms, all with direct access to the garden. Two bedrooms feature en-suite bathrooms and dressing rooms, while a family bathroom and separate laundry room serve the remaining accommodation.

Accommodation

- Four double bedrooms
- Two en-suite bedrooms with dressing rooms
- Family bathroom
- Laundry room
- Kitchen/dining room with walk-in pantry
- Separate living room
- Balcony with valley views
- Entrance hall
- Boot room and WC
- Integral garage
- Private garden access from all bedrooms and balcony

The principal living spaces are located on the first floor, where an open-plan kitchen and dining area with walk-in pantry and a separate living room open onto a spacious balcony overlooking the valley. External stairs connect the balcony directly to the south facing garden, creating a seamless indoor-outdoor lifestyle.

A welcoming entrance hall, boot room, WC and integral garage complete this practical and contemporary family home.

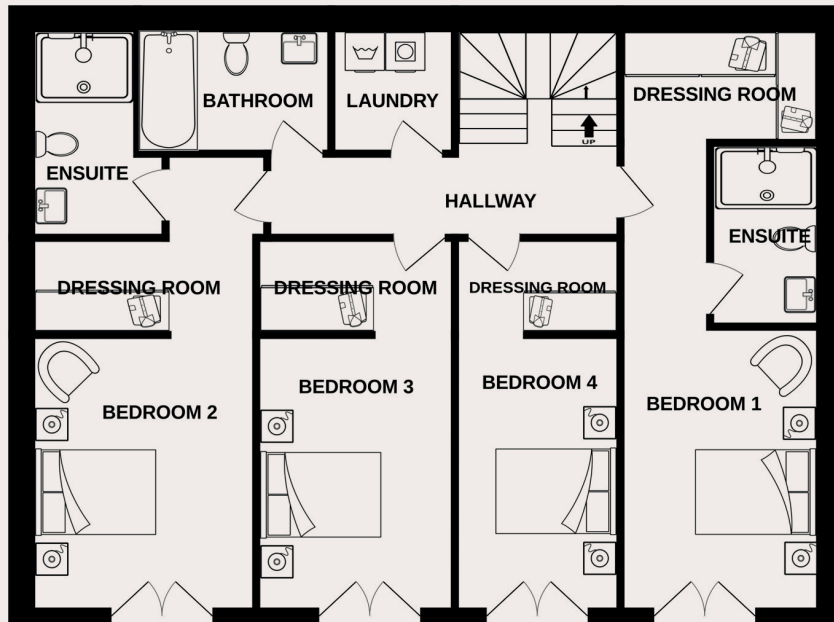


Designed for modern family living, combining flexible accommodation, generous outdoor connections and elevated views

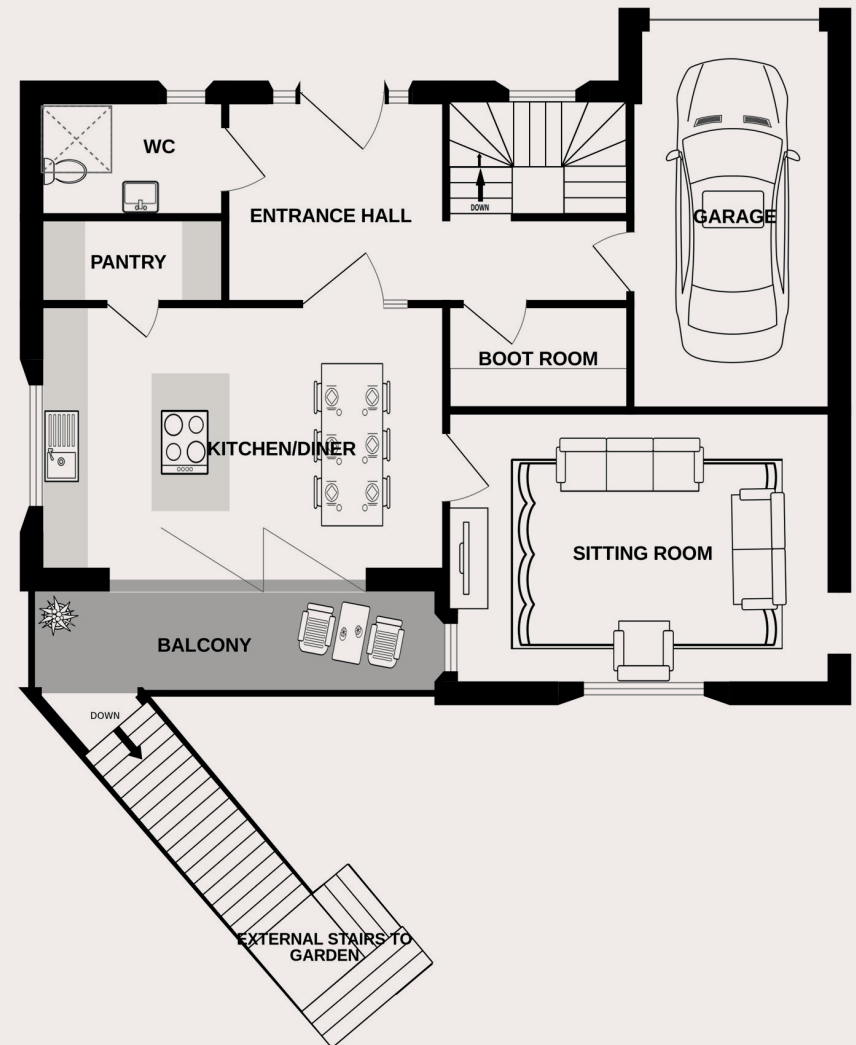
Plot 1 Floorplan



GROUND FLOOR



1ST FLOOR



Plot 2 Info



Plot 2 is a beautifully designed four-bedroom detached home arranged over two levels to maximise its stunning valley setting. The elevated living floor features a spacious kitchen/dining room with walk-in pantry and a separate living room, both opening onto a generous balcony with panoramic views. External stairs connect the balcony directly to the south facing garden, creating a seamless indoor-outdoor lifestyle.

Accommodation

- Four double bedrooms
- Two en-suite bedrooms
- Dressing rooms to all bedrooms
- Direct garden access from every bedroom
- Open-plan kitchen/dining room with pantry
- Separate living room
- Balcony with valley views
- Laundry room, boot room and integral garage
- Contemporary family living across two levels

The garden level comprises a luxurious principal suite, a second en-suite bedroom, and two further double bedrooms, all with dressing rooms and direct access to the garden. A family bathroom, laundry room, boot room, guest WC and integral garage complete this exceptional family home.

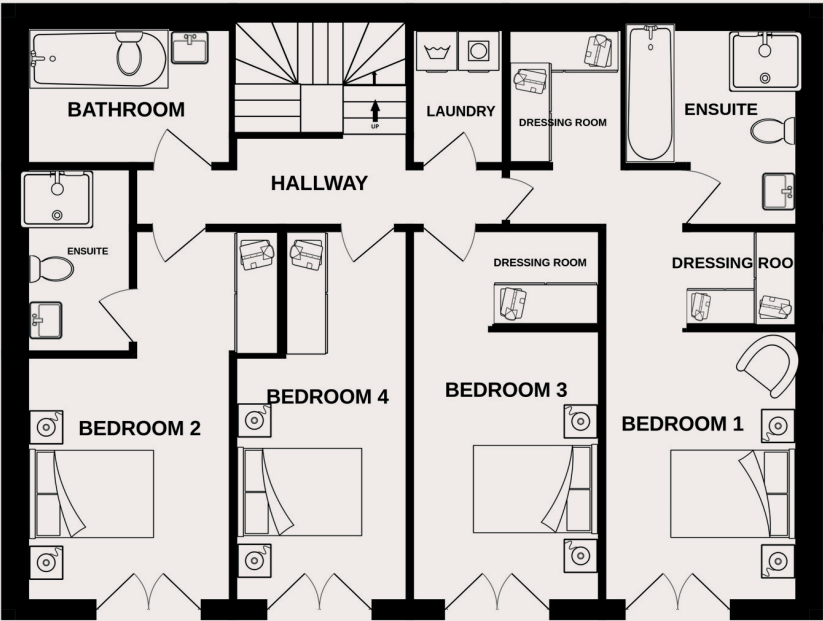


Designed for modern family living, combining flexible accommodation, generous outdoor connections and elevated views

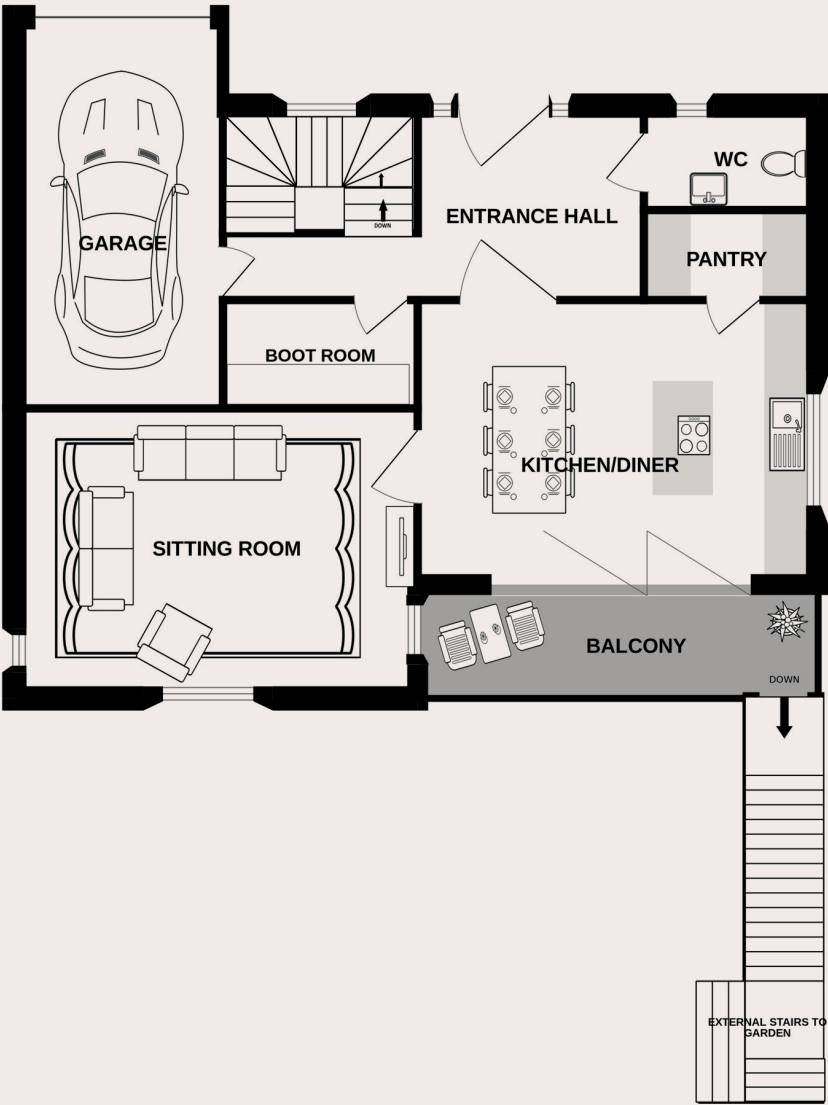
Plot 2
Floorplan



GROUND FLOOR



1ST FLOOR



Plot 3 Info



Plot 3 is a beautifully designed four-bedroom detached home arranged over two levels to maximise its stunning valley setting. The elevated living floor features a spacious kitchen/dining room with walk-in pantry and a separate living room, both opening onto a generous balcony with panoramic views. External stairs connect the balcony directly to the south facing garden, creating a seamless indoor-outdoor lifestyle.

Accommodation

- Four double bedrooms
- Two en-suite bedrooms
- Dressing rooms to all bedrooms
- Direct garden access from every bedroom
- Open-plan kitchen/dining room with pantry
- Separate living room
- Balcony with valley views
- Laundry room, boot room and integral garage
- Contemporary family living across two levels

The garden level comprises a luxurious principal suite, a second en-suite bedroom, and two further double bedrooms, all with dressing rooms and direct access to the garden. A family bathroom, laundry room, boot room, guest WC and integral garage complete this exceptional family home.

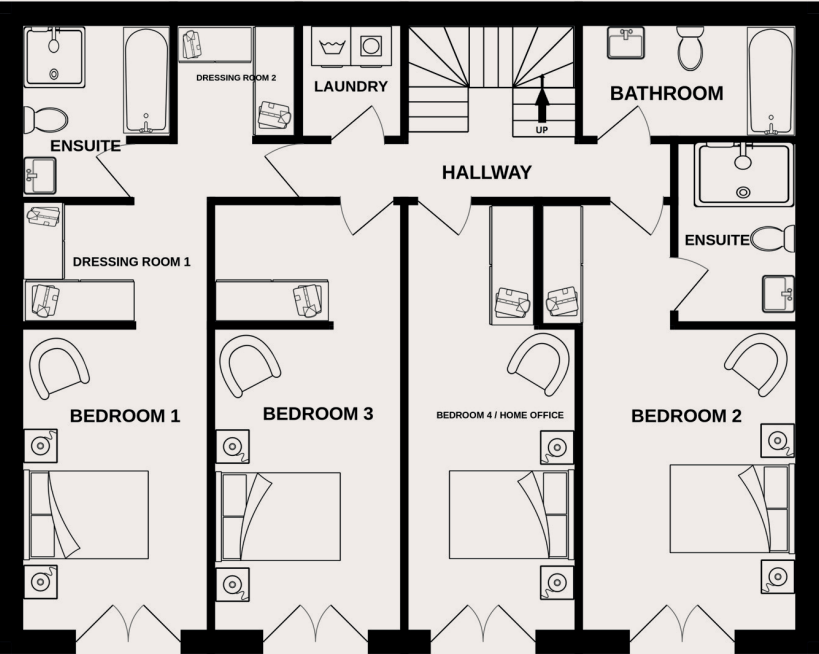


Designed for modern family living, combining flexible accommodation, generous outdoor connections and elevated views

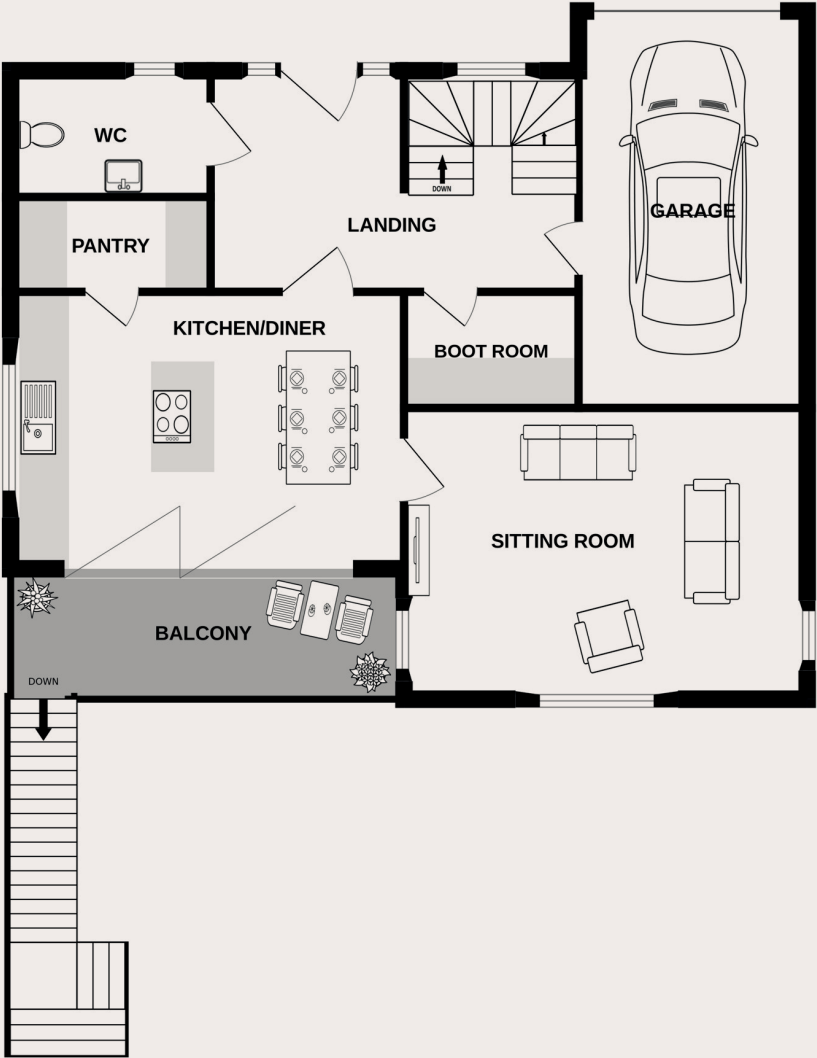
Plot 3
Floorplan



GROUND FLOOR



1ST FLOOR



Plot 4 and 5 Info



Plots 4 and 5 are detached 4-bedroom homes arranged over two floors.

The ground floors offer three double bedrooms, including a master suite with en-suite, a family bathroom, entrance hall, laundry/boot room and integral garage. All bedrooms open directly onto the gardens.

Accommodation

- 4 double bedrooms
- 2 en-suite bedrooms
- Family bathroom
- Open-plan kitchen/diner
- Walk-in pantry
- Separate sitting room
- Large balcony with valley views
- Integral garage
- Laundry/boot room
- Extensive garden access from all rooms

The first floors include an additional bedroom suite with en-suite bathroom and dressing room, a separate sitting room plus an open-plan kitchen/diner with walk-in pantry. Both living spaces open onto a large balcony making the most of the valley views, with all upper rooms benefiting from direct garden access via patio doors.

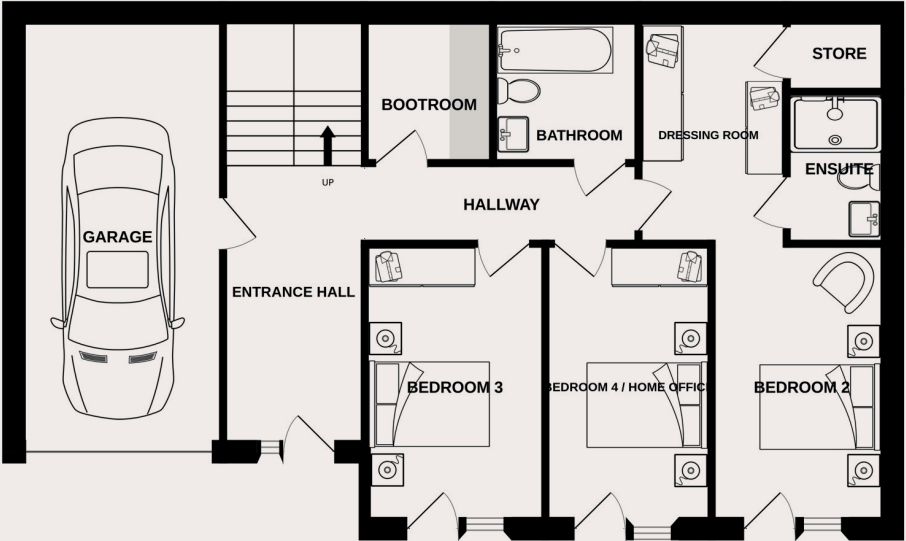


Designed for modern family living, combining flexible accommodation, generous outdoor connections and elevated views

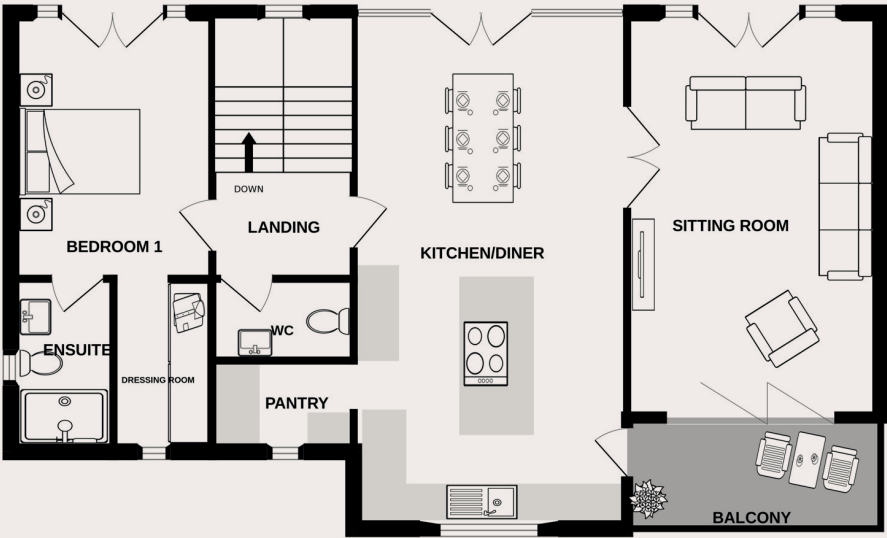
Plot 4 and 5 Floorplan



GROUND FLOOR



1ST FLOOR



The Spec



Kitchens

- Painted-to-order Zola Matte kitchen
- True handleless fronts
- Ceramic worktop
- Breakfast bar with waterfall worktops
- Neff appliances including:
 - hide and slide oven
 - hide and slide microwave combination oven
 - integrated dishwasher
 - full height refrigerator
 - full height freezer
 - 80cm wide hob with built in extractor

Utility Rooms

- Bosch washing machine
- Bosch dryer
- Fully fitted pantry and boot room

Bathrooms and Ensuites

- Full height tiling to all wet areas
- Half height tiling to sanitary wall
- Wall hung toilet and sink
- Option of black or chrome finishings

Internal finishes

- Full flooring included
- Carpets to bedrooms
- LVT to kitchen living room, wet rooms
- Options to upgrade and pick colours

External

- EV charging point
- Private driveway parking
- UPVC anthracite external door
- Landscaping

Heating and Energy

- Air source heat pump
- Underfloor heating throughout
- Photovoltaic panels
- Solar diverter for hot water
- Energy-efficient construction
- Modern insulation standards

Technology

- Fibre installed by Openreach
- Smart technology options - not as standard





Plymouth office

6 Mannamead Road
Plymouth
Devon
PL4 7AA

For more information please contact:
01752 278499
newhomes@langtownandcountry.com
langtownandcountry.com

Disclaimer

The information contained within this brochure is intended as a guide only and does not form part of any contract or warranty. Images, computer-generated illustrations, floor plans and specifications are indicative only and may be subject to change during construction. Purchasers should satisfy themselves as to the final specification through their legal representatives before exchange of contracts.