

Folly Gate

DEVON

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The Developer

Belfield Developments is a Devon-based property developer specialising in thoughtfully designed new homes and carefully renovated properties across the South West.

As a small, close-knit team, Belfield remains personally involved throughout each development—from the earliest ideas and planning stages through to the finishing details and customer aftercare. This hands-on approach allows the company to maintain a close focus on quality, practical design and the individual touches that make a new house feel like home.

Belfield is particularly known for smaller, thoughtfully planned developments in desirable locations. Its homes combine contemporary design, energy efficiency and practical layouts, with each project created to provide comfortable, welcoming spaces that are built to last.

At Folly Gate, this considered approach can be seen throughout the development. The arrangement of the homes, generous plots, landscaping and substantial communal green space have all been carefully planned to create an attractive setting with a genuine sense of place.

The Location

Folly Gate is a peaceful Devon village situated approximately two miles from Okehampton, offering an attractive balance between rural surroundings and everyday convenience.

Known as the gateway to northern Dartmoor, Okehampton provides a broad range of shops, supermarkets, cafés, healthcare services and leisure facilities. Its railway station also offers direct services to Exeter via the Dartmoor Line.

The surrounding countryside provides a beautiful backdrop to the development and makes the location particularly appealing to those who value access to the outdoors. Residents can enjoy the space and slower pace associated with village life while remaining within easy reach of the amenities of a thriving market town.





Local Schools

- Okehampton Primary School and Foundation Unit
- St James Church of England Primary and Nursery School
- Exbourne Church of England Primary School
- Okehampton College, providing secondary and sixth-form education

School places, admissions policies and catchment areas should always be confirmed with the relevant school or local authority.

Pubs and Restaurants

- The Oxenham Arms at South Zeal, a historic inn with an AA Rosette-awarded restaurant
- The Tors Inn at Belstone, a popular traditional Dartmoor pub known for its locally inspired food and moorland setting
- Gidleigh Park near Chagford, home to an acclaimed Michelin-starred restaurant for special-occasion dining

Okehampton itself also offers a selection of independent cafés, traditional pubs and informal restaurants.

Local Attractions

- Dartmoor National Park, with extensive opportunities for walking, cycling and riding
- Okehampton Castle and the surrounding woodland trails
- The Museum of Dartmoor Life
- Simmons Park and its riverside walks, gardens and recreation areas
- The Granite Way cycle and walking route
- Nearby National Trust destinations including Lydford Gorge, Castle Drogo and Finch Foundry

Whether exploring Dartmoor, enjoying the amenities of Okehampton or relaxing closer to home, Folly Gate provides a well-positioned base from which to experience this highly appealing part of Devon.



The Development

This exciting new development comprises an exclusive collection of just ten homes, thoughtfully arranged around generous landscaped areas.

The scheme has been carefully planned to provide a spacious and attractive residential environment. Each home occupies a generous plot and benefits from allocated parking, while the substantial communal green space creates an open and welcoming setting for residents to enjoy.

A varied mix of detached, semi-detached and terraced houses gives the development a pleasing sense of character while providing options for buyers at different stages of life.

Five of the properties are offered as affordable homes for eligible purchasers with a qualifying local connection to West Devon, in accordance with the development's Section 106 agreement. Eligibility criteria and purchase conditions apply; prospective buyers should contact the selling agent for further information and guidance.

With its limited number of homes, generous plots and emphasis on shared green space, the development offers a rare opportunity to become part of a thoughtfully designed new community in a peaceful village location.





The Houses

The collection comprises **five** four-bedroom detached homes, **three** three-bedroom terraced homes and **two** three-bedroom semi-detached properties.

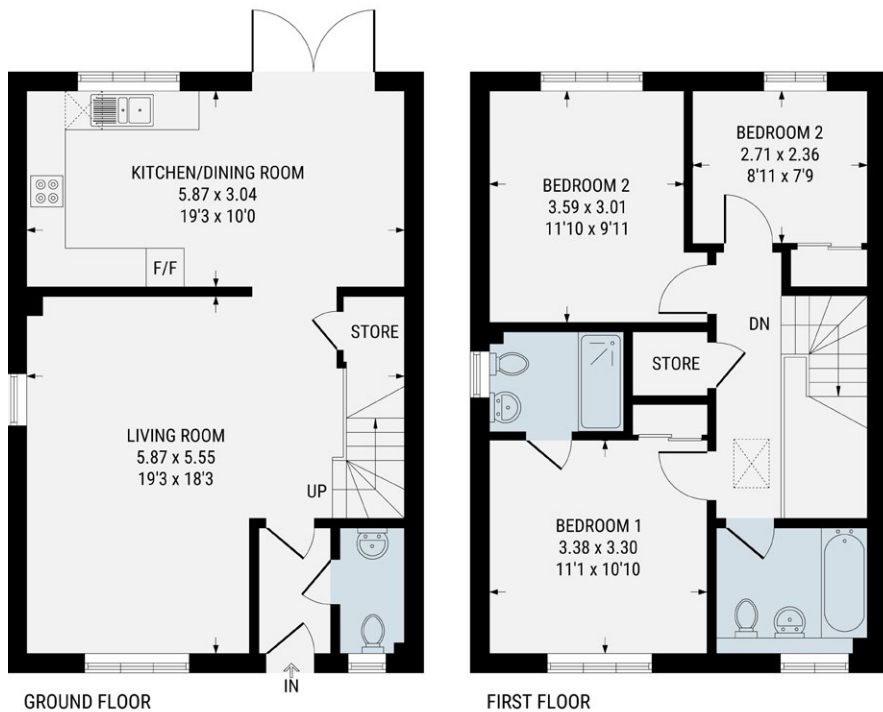
The four-bedroom detached houses offer generous accommodation suited to modern family life. Their individual plots provide a sense of space and privacy, complemented by allocated parking and thoughtfully landscaped surroundings.

The three-bedroom semi-detached and terraced homes provide comfortable, well-planned accommodation in an attractive contemporary setting. These properties offer an appealing option for first-time buyers, couples, young families and those seeking a more manageable home without compromising on space or location.

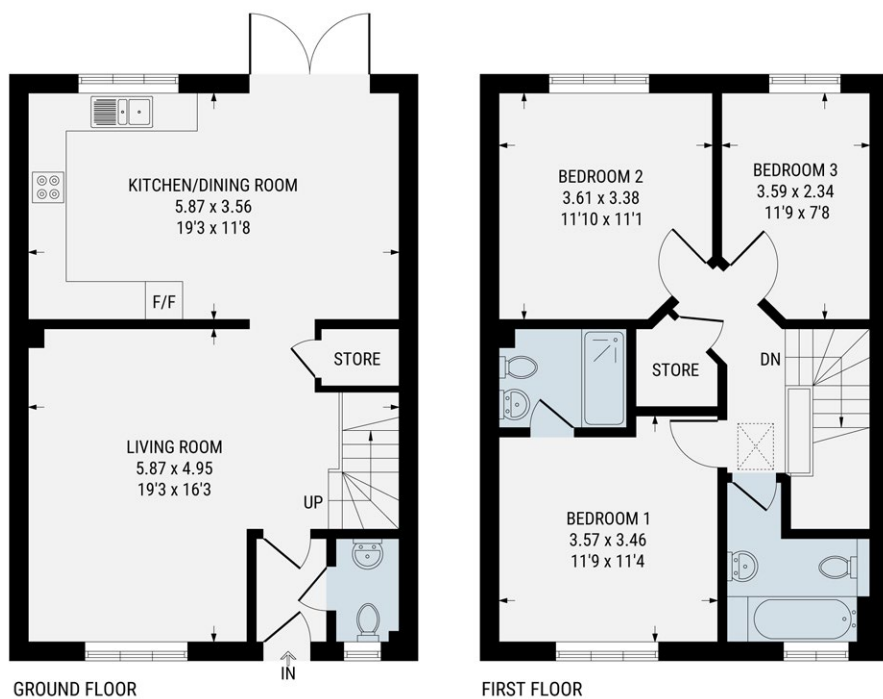
Across the development, the houses share a cohesive architectural style that gives the scheme a strong and attractive identity.

Carefully considered layouts, generous plots and connections to the communal green space combine to create homes designed not simply for today, but for many years to come.

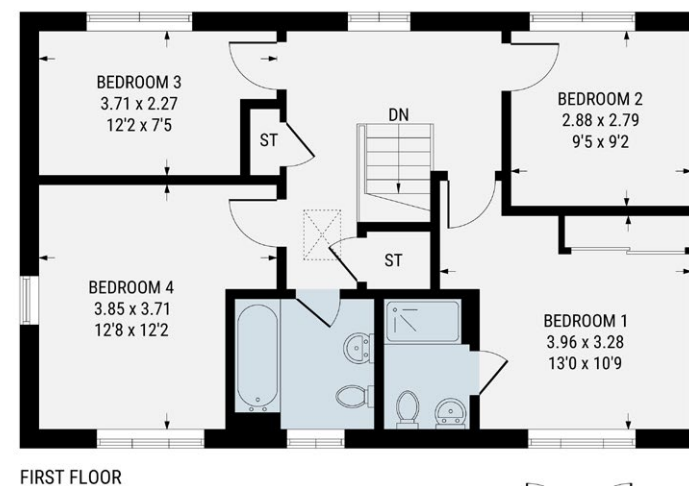




3 Bed Semi-detached House - 1,052 sq ft/ 97.8 sq m



3 Bed Terraced House - 1,067 sq ft/ 99.2 sq m



4 Bed Detached House - 1,291 sq ft/ 120 sq m

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