



# Harrington | HOMES



TEIGNBROOK  
TEIGNMOUTH

# Our Story

Harrington Homes is committed to building homes not houses. Each unique, high-quality home we construct in the South West and beyond is designed to be part of the local community and setting they rest in.

This is vital. Because no two communities and no two locations are the same. That's why we embrace local design codes, carefully weighing each design choice so that the local community is strengthened and enhanced by its newest additions.

Every Harrington Home is built to the highest standard of design and build quality. Wherever possible, sustainable materials like timber frames are used to minimise environmental impact. Local tradespeople are employed, helping the local economy and investing in the local area. Hand-picked finishing touches make each home unique, ready for you to truly make your own.

Each new neighbourhood we create celebrates and merges with the established style of local buildings that gives each community its distinctive character. The homes we build look and feel reflective of their surroundings, a fitting part of the local area.

Paired with our equal commitment to attentive and personalised customer care, a key part of our Customer Charter, this helps you feel comfortable and at home from day one. You're moving into a new home that is individual to you, perfectly matched to your needs, and a natural part of the local community.



# Why choose Harrington Homes?

As an independent, local home builder, Harrington Homes is proud to create unique homes of the highest quality.

## We produce premium quality new homes...

Each finishing touch is hand-picked to ensure our high design standards are met.

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## We contribute to the local community...

By employing local tradesmen and investing within the neighbourhood.

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## We create homes not houses...

No two developments are the same and each house is individually designed.

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## Our customer service is second to none...

We provide attentive and responsive customer care.

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## Our homes reflect their surroundings...

And celebrate the characteristics of the local area.

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## Where possible, we use sustainable products...

Using precision manufacturing techniques, our timber frames reduce our waste impact on the environment.



# *Perfect place to call home*

## Ultimate lifestyle choice

To the joy of generations of children, Teignmouth is famous for the way trains run down the coast along the spectacular Great Western Railway barely metres from the sea, arriving almost within touching distance of the seafront beach.

Trains from Teignmouth run direct to London as well as further South West into Cornwall. From nearby Exeter - just minutes away by rail or road - the M5 begins, allowing easy access to the rest of the UK.

The local area is filled with things to do and places to explore. The key local towns of Torquay and Newton Abbot are both easy to reach, especially from your front door at Teignbrook.

There are many smaller villages to visit too, whether for a lazy country pub afternoon or for a good walk. You might also hop aboard the local ferry to the picturesque town of Shaldon across the bay for more local pubs and restaurants and another friendly local beach to enjoy.

Keen walkers will love the fact that Teignmouth lies directly on the South West Coast Path. Along the path in one direction, the beautiful seaside town of Dawlish is not too far even for casual strollers to take in the gorgeous views. The rugged beauty of Dartmoor National Park, another favoured spot for hikers and cyclists, is also only a few miles away.

Closer to home, watersports enthusiasts will love the sailing, kayaking, and paddleboarding at Teignmouth seafront beach. Others may enjoy the town's luxurious heated Lido and the peace and quiet of this green and pleasant place to call home.



# Teignmouth

## The local area

Where the River Teign meets the sea lies Teignmouth, the quintessential English coastal town situated on the stunning South Coast of Devon. Surrounded by the rolling green hills of the South West, this former fishing village is still a lively harbour and holiday destination.

Teignmouth's long beaches of red-gold sand, Grand Pier, and Georgian architecture give the town a traditional feel. Yet, strolling along the promenade and friendly, bustling high street, you will find a diverse collection of both modern and artisanal shops and restaurants. Many of the latter specialise in fish fresh-caught from the blue waters of the bay.

Day-to-day, you might pop into the regular farmer's market or pick up locally grown produce from one of several farm shops. Or why not visit the local vineyard, or winery, or pick your own fruit a little up the valley?

Teignmouth Pavillions is an events space regularly hosting theatre and dance performances as well as films and exhibitions. The Victorian Pier, meanwhile, is a more traditional but fun place to while away an afternoon.

The local area is, of course, also replete with all the other amenities you might need, including a major supermarket just a little out of town. Yet Teignmouth offers a more relaxed pace of life. If you like the sound of waterside pubs, scenic local spots with keen anglers and dog walkers, summer sun and barbeques, it might just be the place for you.



# Specification

Each Harrington Homes property comes fitted with a contemporary designed kitchen and fitted with quality appliances, creating a room you will look forward to cooking and entertaining within.

## Building homes with you in mind

We have attached plumbing points for washing machines and \*dishwashers, with contemporary compact styled radiators to ensure your home is warm and cosy.

Harrington Homes ensures that we don't forget about the small details to make your house a home from; bathroom tiling to turfed lawns and TV and BT points to ensure you and your family can stay connected.

It is our attention to detail that makes a Harrington Home individual inside and out.

Please speak to our Sales Advisors about plot specifications for more detailed information.



# TIMBER



**TIMBER FRAME AND JOIST SPECIALISTS**

Harrington Homes is proud to partner with Timber Pak (SW) Ltd.

Timber Frame Panel Construction is a UK manufacturing success story. It is seen as one of the most technologically advanced and sustainable forms of construction available in the 21st century. As an integral part of the British construction industry, Timber Pak is part of the UK's timber frame sector delivering design, manufacture, erection and construction of small - and large-scale projects across the South West of England.

Nearly 75% of people of the developed world are housed in timber frame homes and closer to home in Scotland this figure reaches over 90%. Second generation timber frame construction is the fastest-growing building system in the UK.

Harrington Homes build homes using Timber Paks unique timber frames; creating homes that are good for the planet and good for the people who live in them.

Exterior cross-section of a Timber Pak frame.



Good for you, good for the planet.

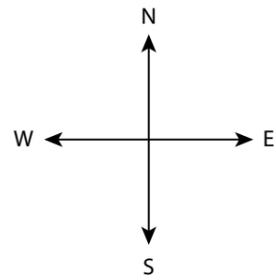
**Energy efficient:** Timber has natural insulating properties, to help regulate the temperature in your home, reducing the need for excessive heating or cooling. This can lead to lower energy bills and a reduced carbon footprint.

**Sustainable:** Timber is a renewable resource, and lower carbon choice when compared to other build frame techniques.

**Durable:** Modern timber treatments and construction techniques make timber-framed houses durable and resistant to pests and decay.

**Tranquil:** Timber has natural sound-absorbing properties, which can help create a quieter and more peaceful living environment.





Key

- Salcome - 2 Bedroom Home
- Broadsands - 2 Bedroom Coachhouse
- Bovisand - 3 Bedroom Home
- Bigbury - 3 Bedroom Home
- Woolacombe - 4 Bedroom Home
- Clovelly - 4 Bedroom Home

Entering these comfortable two-bedroom homes, you find yourself in a spacious hall with storage that opens into a large open plan kitchen-living-dining space.

This space runs the entire length of the property, with double patio doors opening into the rear garden at the far end. Easy access to the private outdoor space makes this area the ideal place for entertaining, especially in the summer months. There is also a convenient downstairs WC.

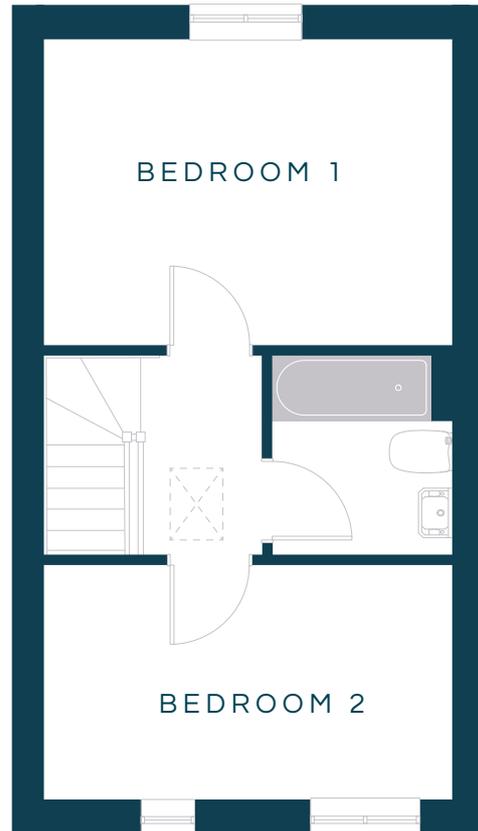
Upstairs, the master bedroom and additional double bedroom share the well-appointed main bathroom. The second bedroom would also make an excellent study or home working space.

Like all of the individually designed homes in Teignbrook, each finishing touch in the Salcombe has been carefully hand-picked to ensure the highest standards are met throughout.

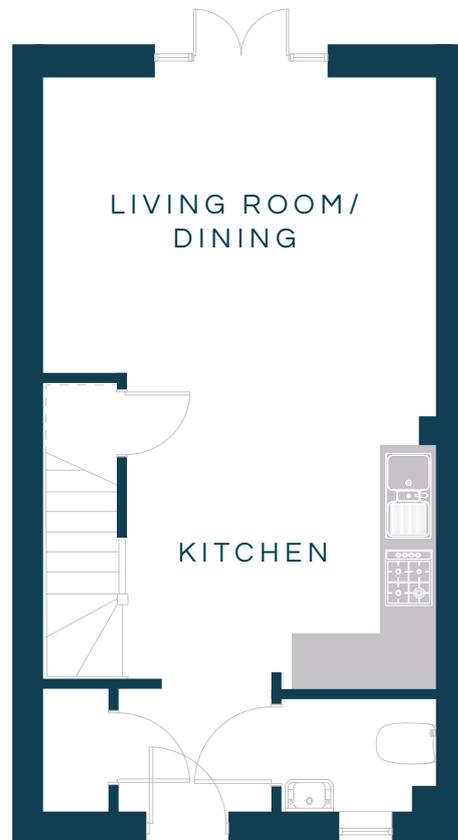


## DIMENSIONS

Kitchen/Living	4.29m x 6.75m / 14'0" x 22'1"
WC	1.74m x 1.22m / 5'7" x 4'0"
Family Bathroom	2.04m x 2.22m / 6'6" x 7'2"
Bedroom 1	4.29m x 3.17m / 14'0" x 10'4"
Bedroom 2	4.29m x 2.47m / 14'0" x 8'1"



FIRST FLOOR



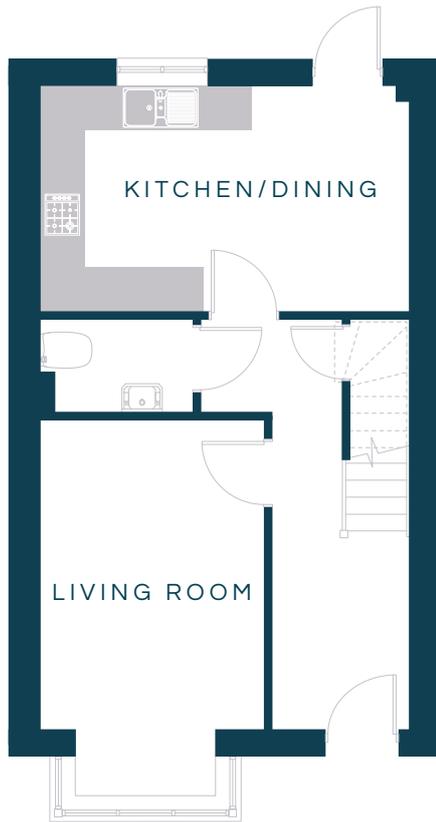
GROUND FLOOR

The excellent living space in these three-bedroom family homes is spread across three floors.

On the ground floor, the rear-facing kitchen-dining area with its door through to the garden forms the heart of the home. It shares the downstairs space with a spacious separate living room, a downstairs WC, and a utility closet.

On the first floor, two double bedrooms share the main house bathroom. Up a further flight of stairs, the master bedroom with ensuite retains its own private space pleasantly separate from the rest of the house as well as excellent storage.





GROUND FLOOR



FIRST FLOOR

## DIMENSIONS

Kitchen/Dining	4.96m x 3.07m / 16'2" x 10'0"
Living	3.00m x 4.16m / 9'8" x 13'6"
WC	2.05m x 1.25m / 6'7" x 4'1"
Bedroom 1	2.73m x 4.36m / 8'9" x 14'3"
Bedroom 2	4.96m x 4.28m / 16'2" x 14'0"
Family Bathroom	2.12m x 2.05m / 6'9" x 6'7"
Bedroom 3	3.82m x 2.90m / 12'5" x 9'5"
Ensuite	2.42m x 1.41m / 7'9" x 4'6"



SECOND FLOOR

With four bedrooms set across three roomy floors, these family homes offer plenty of living space alongside the hand-picked finishing touches that make Teignbrook properties so unique.

The Master bedroom, which is located on the second floor, has its own ensuite bathroom. A second double bedroom, which also has its own ensuite, is located on the first floor, along with the third double bedroom, and fourth single bedroom, which could also be used as an office space. Also on the second floor is the main bathroom.

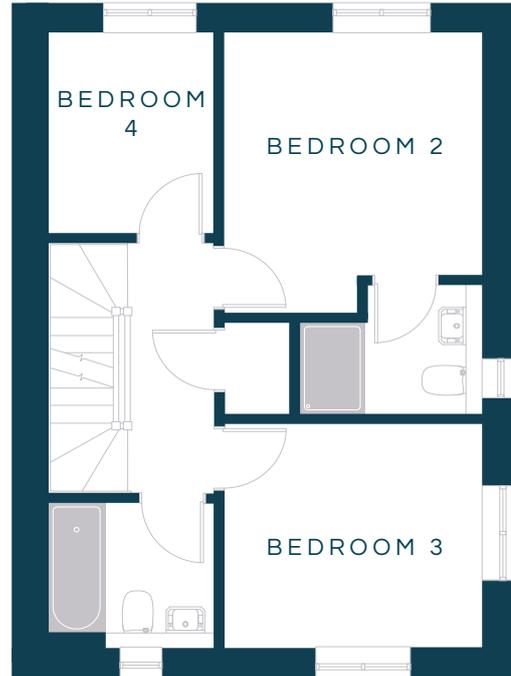
Down on the ground floor, the entrance hall opens off onto a convenient downstairs WC and a separate living room with a front bay window. To the rear lies the spacious kitchen-dining room with its breakfast bar and double patio doors to the rear garden.

The top floor belongs to the master bedroom suite alone. This consists of exceptional storage space and its own ensuite, with ample natural light coming in via the rooflight windows above and the dormer window to the front of the property.





GROUND FLOOR



FIRST FLOOR

DIMENSIONS

Kitchen/Dining	5.30m x 3.46m / 17'3" x 11'3"
Living	3.12m x 4.51m / 10'2" x 14'7"
WC	0.95m x 1.90m / 3'1" x 6'2"
Bedroom 2	3.27m x 3.70m / 10'7" x 12'1"
Ensuite	2.31m x 1.70m / 7'5" x 5'5"
Bedroom 3	3.27m x 2.95m / 10'7" x 9'6"
Bedroom 4	2.12m x 2.66m / 6'9" x 8'7"
Family Bathroom	2.12m x 1.90m / 6'9" x 6'2"
Bedroom 1	4.36m x 4.91m / 14'3" x 16'1"
Ensuite	2.42m x 1.37m / 7'9" x 4'4"



SECOND FLOOR

Like the Bigbury, the spacious four-bedroom Clovelly split their living space across three floors. The main entrances - and each home's integral single garage - are on the central ground floor.

Downstairs, the lower ground floor hall opens onto the back garden through double patio doors. The hall contains the staircase leading to the house above and opens onto a convenient shower room, a separate living room, and a bedroom that would also be a superb study.

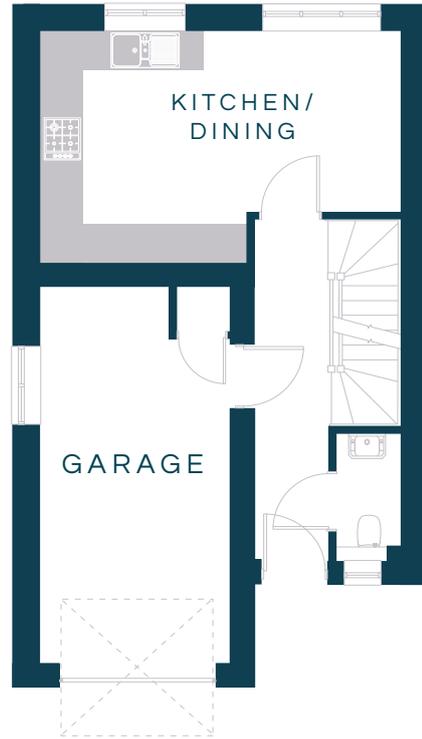
On the top floor, the master bedroom with ensuite shares the space with one double bedroom, an additional bedroom, and the main house bathroom along with some handy storage space.

The ground floor entrance level is home to the open plan kitchen-dining space with its ample windows and also a utility area. Directly adjacent is the driveway that each Clovelly features on top of its single garage.





LOWER GROUND FLOOR



GROUND FLOOR

DIMENSIONS

Living	5.38m x 3.60m / 17'6" x 11'8"
Bedroom 4	2.79m x 2.57m / 9'1" x 8'4"
Shower room	2.19m x 1.69m / 7'1" x 5'5"
Kitchen/Dining	5.41m x 3.62m / 17'7" x 11'8"
Garage	2.89m x 5.85m / 9'4" x 19'1"
WC	0.97m x 1.99m / 3'1" x 6'5"
Bedroom 1	3.19m x 4.13m / 10'4" x 13'5"
Ensuite	2.27m x 1.61m / 7'4" x 5'2"
Bedroom 2	3.19m x 3.83m / 10'4" x 12'5"
Bedroom 3	2.11m x 3.05m / 6'9" x 10'0"
Family Bathroom	2.11m x 1.70m / 6'9" x 5'5"



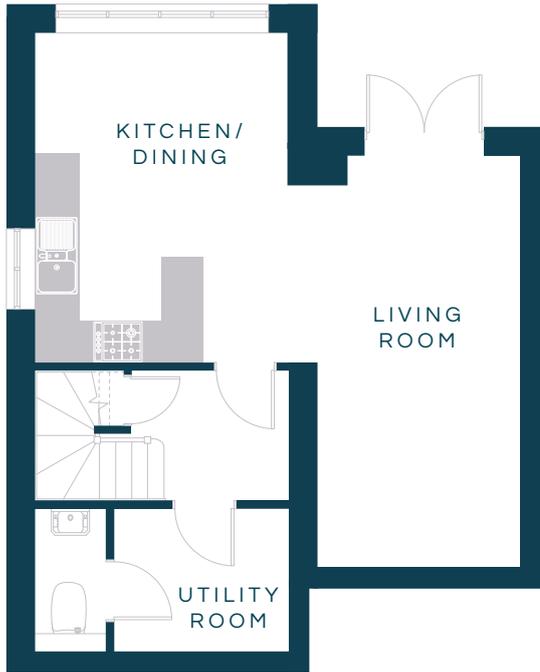
FIRST FLOOR

These spacious and unique three-bedroom homes are split over three stories, with the ground floor in the middle. The main entrances are both on this level, with the integral single garage and front door both opening into the entrance hallway with its convenient WC and storage space.

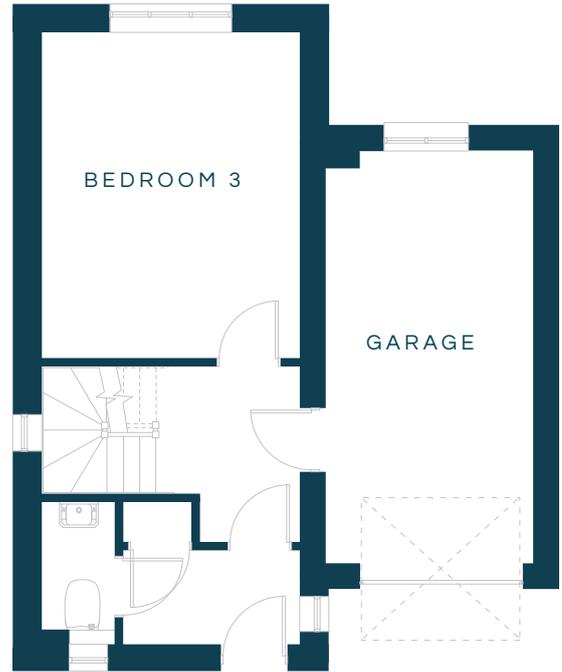
Downstairs on the lower ground floor, we find another hallway leading off into a utility room and extra WC in one direction and the open plan kitchen-dining room in the other. Passing through the kitchen-diner, we find a comfortable conjoined living space that runs the length of the house and boasts double patio doors leading out to the rear garden.

Upstairs on the top floor, one double bedroom is adjacent to the well-appointed main house bathroom. Meanwhile, the master bedroom has both an ensuite and a wonderful balcony area. The additional double bedroom on the ground floor could also become a perfect space for working from home.





LOWER GROUND FLOOR



FIRST FLOOR

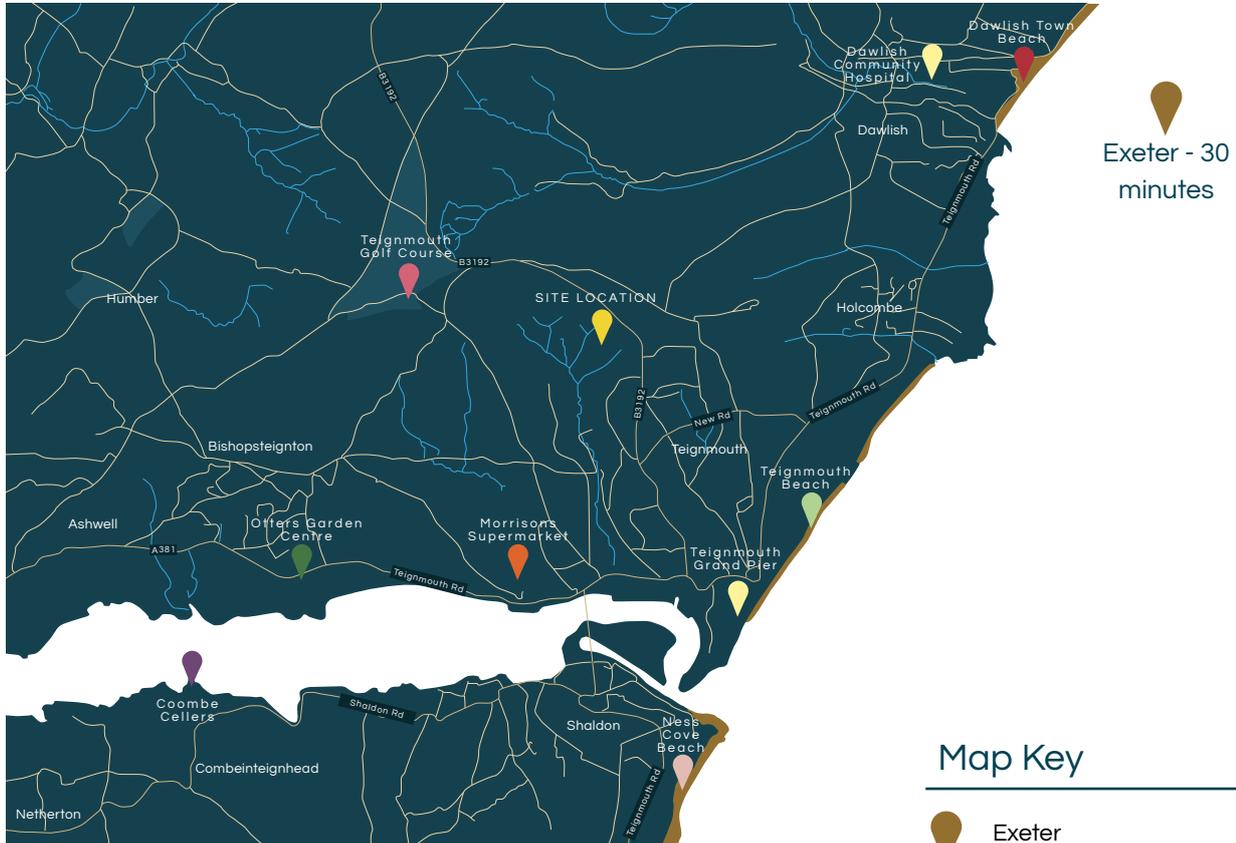
DIMENSIONS

Kitchen/Dining	3.67m x 4.80m / 12'0" x 15'7"
Living	2.96m x 6.03m / 9'7" x 19'7"
WC	1.04m x 1.83m / 3'4" x 6'0"
Utility	2.18m x 2.60m / 7'1" x 8'5"
Bedroom 3	3.73m x 4.86m / 12'2" x 15'9"
Garage	3.01m x 6.14m / 9'8" x 20'1"
WC	1.06m x 1.40m / 3'4" x 4'5"
Family Bathroom	3.73m x 2.14m / 12'2" x 7'0"
Bedroom 1	4.21m x 3.05m / 13'8" x 10'0"
Ensuite	2.72m x 1.59m / 8'9" x 5'2"
Bedroom 2	3.21m x 4.15m / 10'5" x 13'6"



SECOND FLOOR

# Harrington Homes Teignmouth



## By Rail

The new homes in Teignmouth are a 23 minute walk away from Teignmouth train station. This small seaside station offers connection to a range of local locations as well as a regular service to the large city of Exeter taking 17 minutes. From Exeter St Davids, London is just over two hours away.

## By Road

Located in South Devon, Teignmouth is within driving distance of a range of beautiful coastal locations in addition to larger urban areas and towns. The popular tourist location of Plymouth is just over 57 minutes drive away and the popular Dartmoor national park is just 50 minutes drive away. The impressive Tamar bridge connects Devon with Cornwall, and in just 53 minutes you can be in Cornwall.

## On Foot

Surrounded by the natural beauty of the South Devon coast, the opportunity to adventure by foot is plenty. From your new home you can reach the sandy beach of Teignmouth in 30 minutes as well as a wide range of local restaurants, cafes and local shops all within short walking distance.

### Map Key

-  Exeter
-  Site
-  Teignmouth Beach
-  Teignmouth Grand Pier
-  Morrisons Supermarket
-  Teignmouth Golf course
-  Offers Garden Centre
-  Ness Cove Beach
-  Coombe Cellers
-  Dawlish Town Beach
-  Dawlish Hospital