



Dart Developments
BUILDING QUALITY COUNTRY HOMES

Orchard Coombe Barns

Slapton | South Hams

Privileged location. Considered design.



Nestled in an idyllic rural location near Slapton Sands, these charming barn conversions have been exceptionally designed to form just seven 3 and 4 bedroom properties, each with its own individual finish and distant sea views.

Elegant and full of character, these homes benefit from the very highest specification and interior finish whilst retaining many of the wonderful old world charm features of 100 year old barns.

Orchard Coombe Barns are situated within the beautiful South Hams and lie only 2 miles inland from the unique wetland of Slapton Ley National Nature Reserve.

1 Orchard Coombe Barns
SLAPTON | SOUTH HAMS

This spectacular stretch of the South Devon coastline boasts a three mile stretch of beach known as Slapton Sands.

The local village of Slapton has a highly regarded Public House, it's own village store, a family butcher and a pottery. There is also a very popular farm shop close by specialising in the growing and selling of locally produced foods.

The South Hams itself covers an area of approximately 350 square miles and has 60 miles of coastline. Being naturally sheltered by Dartmoor, the area enjoys one of the mildest climates in the whole of mainland Britain.



Dartmouth

Just a short journey along this beautiful stretch of coastline lies Dartmouth. The town's maritime past has been well documented for more than 800 years. This famous centre for maritime history is the perfect place to relax with a meal or a drink and watch the world go by.



Salcombe

Located at the mouth of the beautiful Kingsbridge Estuary, Salcombe is the most recognisable destination in the South Hams. With its warm micro-climate, its stunning location and wonderful character it is easy to see why visitors return time and time again.



Homes that leave a lasting impression

With interiors to inspire, Orchard Coombe Barns offers the discerning buyer the chance to own a home in perfect harmony with its natural surroundings.

Externally these unique barn conversions perfectly retain the traditional style one would expect. Cross the threshold however and you are immediately transported into a fabulous modern home.

The unusual linear design of the original barns allows each property to benefit from both front and rear gardens.

Each property is internally designed to make the most of its position in relation to the surrounding landscape with far reaching rural views down the valley and towards the coast line at Slapton and beyond.

With open and airy living spaces this development complements the traditional features such as exposed trusses, whilst contemporary style kitchens, luxury bathroom suites and underfloor heating throughout all add up to provide a specification that is second to none. The attention to detail and superb design all serve to provide you with an ideal place to call home.

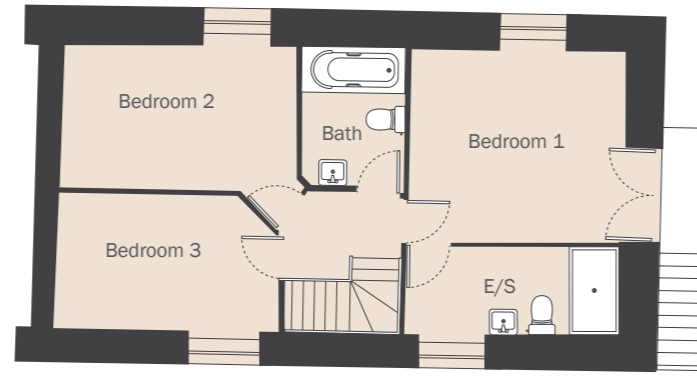


Dart Developments intends to build to a similar specification as shown, but reserves the right to vary it during the course of construction. Photographs are from previous developments and pictures are to indicate the quality of fittings only and do not denote room sizes, colours or detailing.

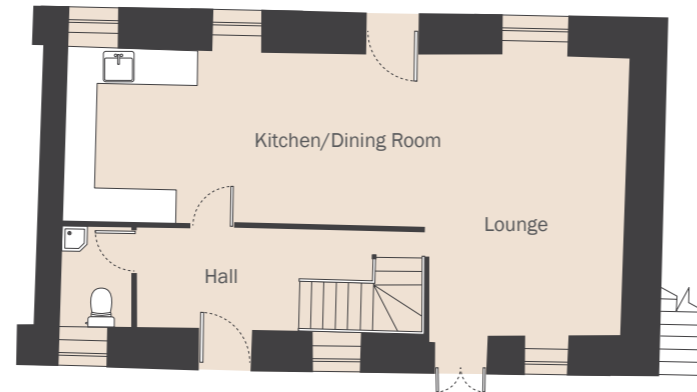
1 - Ashton

The Ashton is a stunning conversion of an existing building into a three bedroom barn conversion with a spacious open plan kitchen/dining/living area featuring 6 openings making it very light and airy. On the first floor you will find three superb bedrooms and a family bathroom. The property benefits from a large garden with patio and a garage with storage

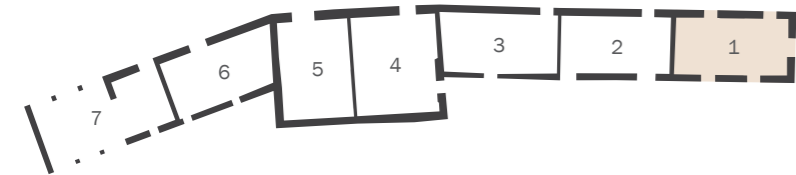
Lounge	5100mm x 3600mm	16'9" x 11'10"
Kitchen/Dining Room	6500mm x 3100mm	21'4" x 10'2"
Bedroom 1	3800mm x 3500mm	12'6" x 11'6"
En-suite		
Bedroom 2	4300mm x 2600mm	14'1" x 8'6"
Bedroom 3	4000mm x 2400mm	13'1" x 7'10"
Bathroom		



First Floor



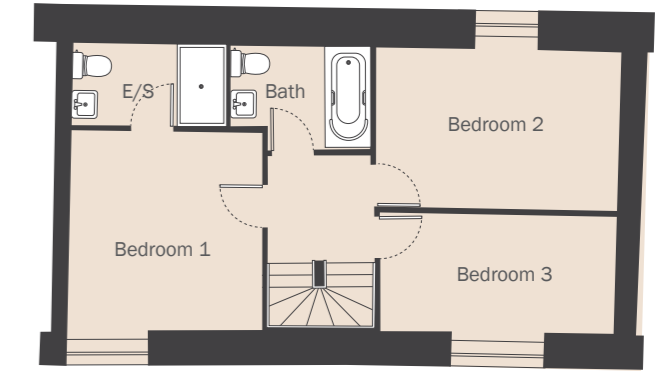
Ground Floor



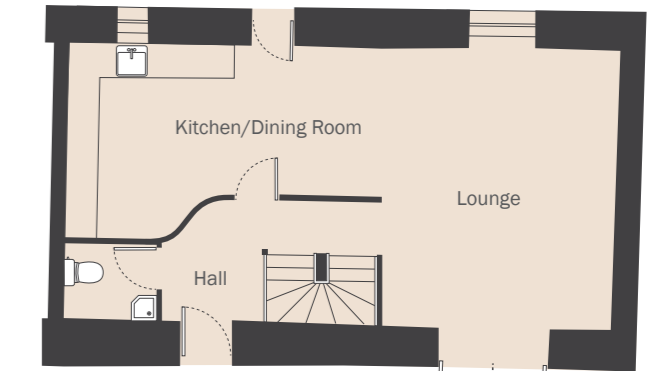
2 - Pippin

The Pippin is a spacious three bedroom home with an open plan kitchen/dining room with double French doors opening out from the lounge onto the front garden. In addition to the generous living space on offer the first floor features three bedrooms with an en-suite to the master bedroom and a family bathroom.

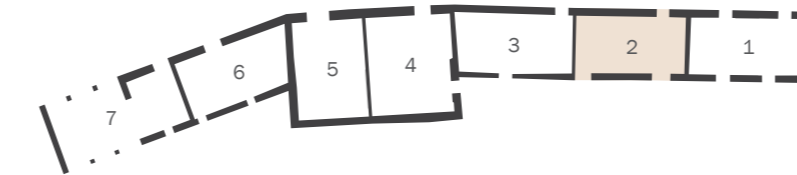
Lounge	4300mm x 5100mm	14'1" x 16'9"
Kitchen/Dining Room	5700mm x 3500mm	18'8" x 11'6"
Bedroom 1	3500mm x 3600mm	11'6" x 11'10"
En-suite		
Bedroom 2	4400mm x 2800mm	14'5" x 9'2"
Bedroom 3	4400mm x 2100mm	14'5" x 6'11"
Bathroom		



First Floor



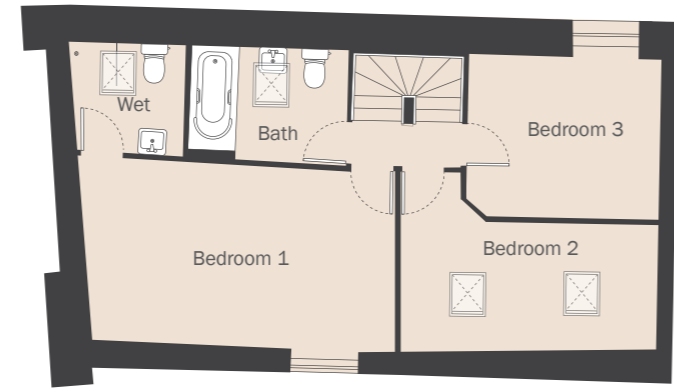
Ground Floor



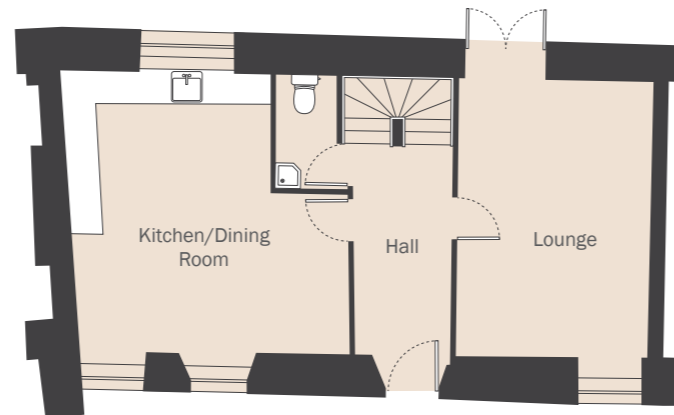
3 - Oaken

The Oaken is a superb three bedroom home with spacious accommodation arranged over two floors. Upon entering the property you will find a welcoming entrance hall with a beautifully crafted staircase to the rear. Leading from the hallway is a large kitchen/dining room and a separate lounge with French doors leading to the rear garden. On the first floor the master bedroom has an en-suite wet room with two further bedrooms served by a family bathroom.

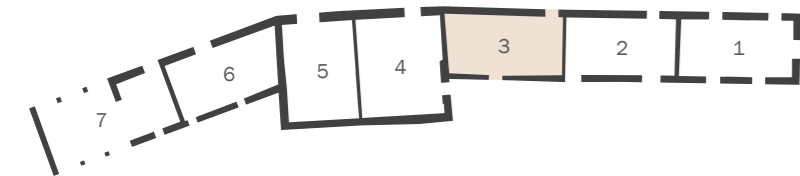
Lounge	5000mm x 3500mm	16'5" x 11'6"
Kitchen/Dining Room	5000mm x 5100mm	16'5" x 16'9"
Hall	5100mm x 1700mm	16'9" x 5'7"
Bedroom 1	5800mm x 3300mm	19'0" x 10'10"
Wet Room		
Bedroom 2	3500mm x 2900mm	11'6" x 9'6"
Bedroom 3	4700mm x 2300mm	15'5" x 7'7"
Bathroom		



First Floor



Ground Floor

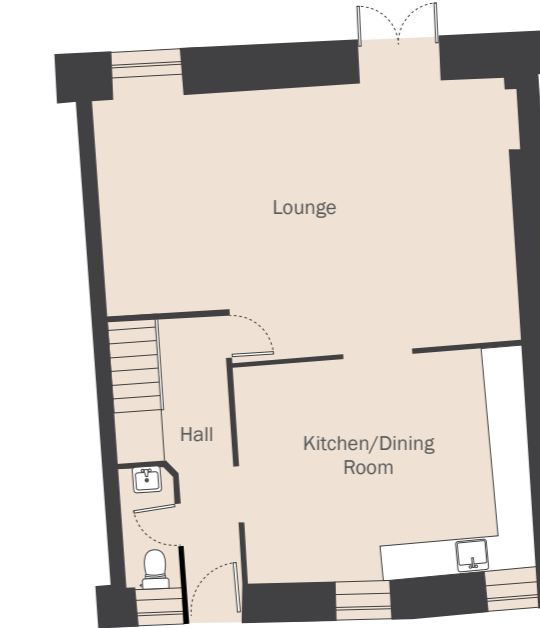


4 - Bramley

The Bramley is a stunning barn conversion and benefits from three double bedrooms. On the ground floor there is a large kitchen/dining room and spacious lounge with French doors leading to the rear garden. On the first floor you will find two superb bedrooms both with en-suites. Whilst on the second floor you are greeted by the second bedroom with a vaulted ceiling and a further beautifully designed en-suite.

Lounge	7500mm x 4800mm	24'7" x 15'9"
Kitchen/Dining Room	5100mm x 4000mm	16'9" x 13'1"
En-suite		
Bedroom 1	5800mm x 3500mm	19'0" x 11'6"
En-suite		
Bedroom 2	6700mm x 4300mm	22'0" x 14'1"
En-suite		
Bedroom 3	5400mm x 4400mm	17'9" x 14'5"

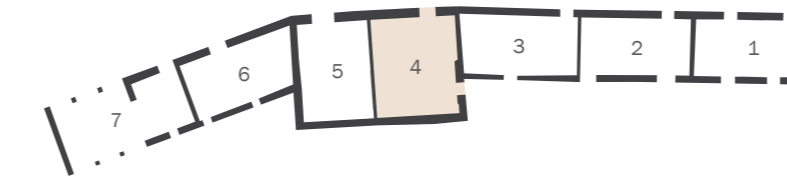
Ground Floor



First Floor



Second Floor

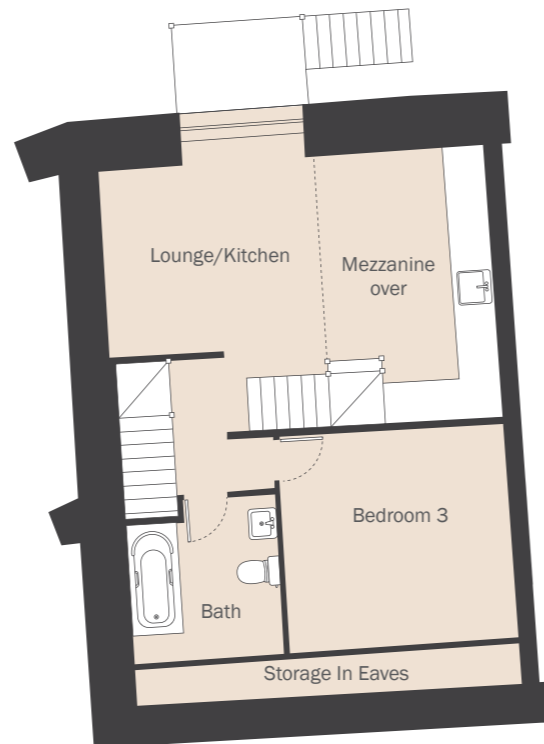


5 - Russet

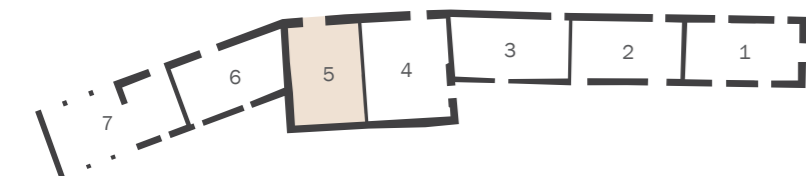
The Russet is an interesting reverse level house with two generous bedrooms on the ground floor both benefiting from en-suite bathrooms. On the first floor is the open plan living space with the third bedroom and family bathroom. On the second floor is a stylish mezzanine which could be used as a fourth bedroom or study. The property benefits from a large garden with a patio and garage with storage.

Bedroom 1	4600mm x 4500mm	15'1" x 14'9"
En-suite		
Bedroom 2	4400mm x 4100mm	14'5" x 13'5"
En-suite		
Lounge/Kitchen	6500mm x 4400mm	21'4" x 14'5"
Bedroom 3	3900mm x 3600mm	12'10" x 11'10"
Bathroom		
Mezzanine	2900mm x 4500mm	9'6" x 14'9"

Ground Floor



First Floor

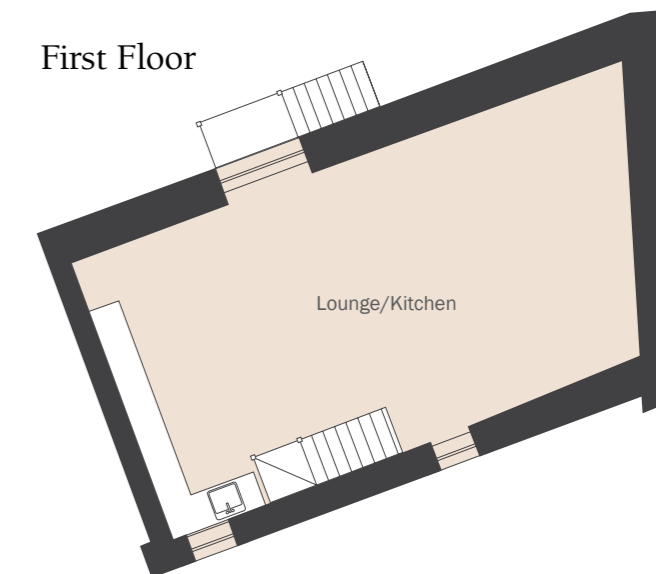


6 - Braeburn

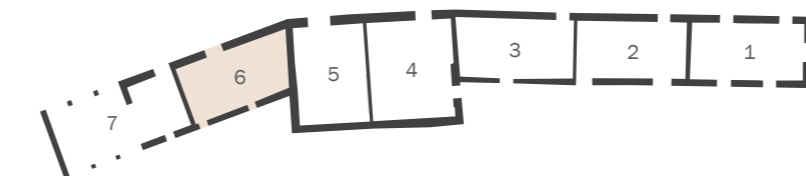
The Braeburn is a three bedroom reverse level home with a stunning open plan living space stretching across the entire length of the first floor. The ground floor features three bedrooms with a wet room to the master bedroom and a family bathroom serving the other bedrooms with an abundance of natural light.

Bedroom 1	3400mm x 3400mm	11'2" x 11'2"
Wet Room		
Bedroom 2	3400mm x 3200mm	11'2" x 10'6"
Bedroom 3	3000mm x 3200mm	9'10" x 10'6"
Bathroom		
Lounge/Kitchen	9800mm x 5100mm	32'2" x 16'9"

First Floor



Ground Floor

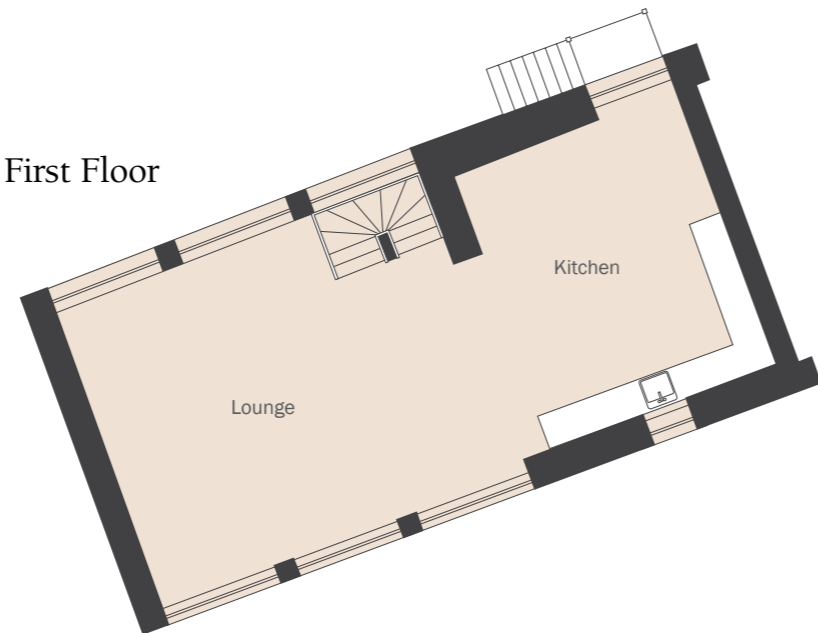


7 - Sunrise

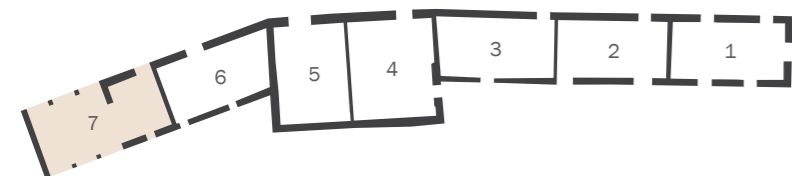
The Sunrise is a spacious three bedroom reverse level home with a stunning open plan living space stretching across the entire length of the first floor offering abundant light through floor to ceiling windows. In addition to the generous living space on offer the ground floor features three bedrooms with an en-suite to the master bedroom and a family bathroom serving the other bedrooms. This property also benefits from having its own 2 acre fenced paddock and triple garage.

Bedroom 1	5600mm x 3600mm	18'4" x 11'10"
En-suite		
Bedroom 2	5100mm x 3400mm	16'9" x 11'2"
Bedroom 3	3500mm x 2900mm	11'6" x 9'6"
Bathroom		
Lounge	7400mm x 5600mm	24'3" x 18'4"
Kitchen	5300mm x 4100mm	17'5" x 13'5"

First Floor



Ground Floor



Artist Impression



The illustration shown on this page is an artist impression. Therefore finishes and landscaping may vary when construction is finished. Please contact us for further details if required.

Perfectly crafted to exacting traditional standards.



Your living space at Orchard Coombe Barns exudes exceptional quality.

Impressive in style, design, technology and specification, Dart Developments use high quality build and construction materials. By doing so running and maintenance costs are kept to an absolute minimum. The important little touches such as front and rear landscaped gardens complete the stylish modern rural living.

Inner spaces are light and airy to emphasise the relaxed ambience that the South Hams offers. The specification at Orchard Coombe Barns perfectly balances naturally inspired wood and stone materials with contemporary features.

State of the art kitchens, quality bathrooms, open plan living space, calm bedrooms and original features all combine to create a home that brings together every element of a refined lifestyle and taste. A communal area by the garages will be planted into an orchard with traditional apple varieties

All seven homes have been built by local craftsmen and will be warrantied with architects certificates, confirming that all building regulations and standards have been met to ensure peace of mind.



The high specification on offer at Orchard Coombe Barns includes:

- Exposed Trusses
- Contemporary Fireplaces
- Bespoke quality fitted kitchens with granite work surfaces
- Integrated fridge / freezers, dishwashers cookers & hobs
- Oak internal doors with brushed stainless steel door furniture
- Under floor heating throughout
- Contemporary lighting
- Contemporary bathrooms with Italian polished porcelain tiles and heated towel rails
- Gas central heating
- Front and rear gardens with patios
- Large garage with storage

How to find us



DIRECTIONS:

From Totnes, take the A381 signposted Kingsbridge.

Continue through the villages of Harbertonford and Halwell. Take the left turning signposted Slapton and Torcross.

Continue along this road passing Pasture Cross, Wallaton Cross and past Lower and Higher Heathfield.

Take the next turning on the right at Dittiscombe Cross. Continue past Dittiscombe (on the right hand side) and continue through the next set of crossroads (Alston and Pittaford).

Take the next unmarked turning on the right hand side and then drive down this hill where Orchard Coombe Barns will be found on the left.



SELLING AGENTS:

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The developer and their agents reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The illustrations and images contained within this brochure are intended to be indicative of the style of properties built. As a consequence, roof lines, elevations and garage positions will change depending on the individual plot. For simplicity the site layout does not show details of gradients of land, boundaries, Local Authority street lighting and landscaping. The approximate dimensions quoted indicate maximum room sizes and are scaled from plans before construction has commenced. Please note that no allowance has been made for the thickness of plaster or skirting boards. Quoted room dimensions may vary during construction and should not be used for carpet sizes, appliance spaces or items of furniture.