

# Mariner's Haven

Ilfracombe



DEVON  
SHIRE  
HOMES



# Mariner's Haven

Ilfracombe

Stylish new homes in  
a stunning location by  
the North Devon coast.

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Devonshire Homes endeavours to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished houses. However, during the process of construction, alterations may become necessary and various changes and improvements can occur. Dimensions should be used as a guide only and should not be used to order carpets or furniture and customers should satisfy themselves of the actual dimensions of the property they are purchasing. Elevations, materials, style and position of windows and porches can all differ in the same house type from plot to plot. Purchasers should ensure that they are aware of the detail and finish provided in a specific plot before committing to a purchase.

Design & direction — Believe in®  
Landscape photography — Adam Burton  
Show home photography — Ryan Watts (Panoptic Motion)





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## THE DEVELOPMENT

Mariner's Haven is a collection of new homes situated in an elevated position overlooking Ilfracombe on the North Devon coast. The development offers one to five bedroom houses and apartments surrounded by countryside, with many homes enjoying sea views.

Mariner's Haven consists of a range of house styles from our new Legacy collection. The homes are designed to make the most of the stunning outlook while remaining sympathetic to the local landscape, and offer practical and modern living spaces with energy-efficiency in mind.

The development has a superstore nearby, and is only 1.5 miles from Ilfracombe town centre for local amenities. It's also conveniently located close to the B3230, providing an excellent link to Barnstaple and to major roads including the A39 into North Cornwall.







LEFT  
CGI of Bovey house type

ABOVE  
CGI of Torridge house type

**Mariner's Haven** references the safe refuge that Ilfracombe's historically significant port provided for seafarers.

St Nicholas Chapel on Lantern Hill, named after the patron saint of sailors, overlooks the harbour — it's thought to be the oldest working lighthouse in the country.







ABOVE & RIGHT  
Torrige house type interiors





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Ilfracombe

## THE LOCATION

Ilfracombe's strong maritime history is still apparent today in its picturesque harbour — a hub of activity for both pleasure cruises and fishing boats catering to the thriving foodie culture in the town.

The town centre retains much of its Victorian architecture, and many of Ilfracombe's shops are independent retailers, making this a unique and charming town to live in. Local amenities include coffee shops, pubs and restaurants, a cinema and theatre, leisure centre, and a number of art galleries. Ilfracombe has two supermarkets as well as smaller convenience stores, plus schooling for all ages.

From the town, four hand-carved tunnels lead to Ilfracombe's famed Tunnels Beaches, offering sheltered swimming spots, a tidal pool, and fantastic rockpooling.

RIGHT

Ilfracombe Harbour, with St Nicholas Chapel on Lantern Hill in the background

[devonshirehomes.co.uk](http://devonshirehomes.co.uk)

8



Uncle Jack

9





LEFT & ABOVE  
Toposcope at The Torrs & sign directing to  
Tunnels Beaches, popularised in the Victorian era

A large part of North Devon's coastline is a designated National Landscape to protect its diverse habitats and scenery, which ranges from rugged cliffs and sheltered coves to long stretches of dune-backed beaches.

The South West Coast Path is a fantastic way to explore the incredible scenery of the North Devon coastline.

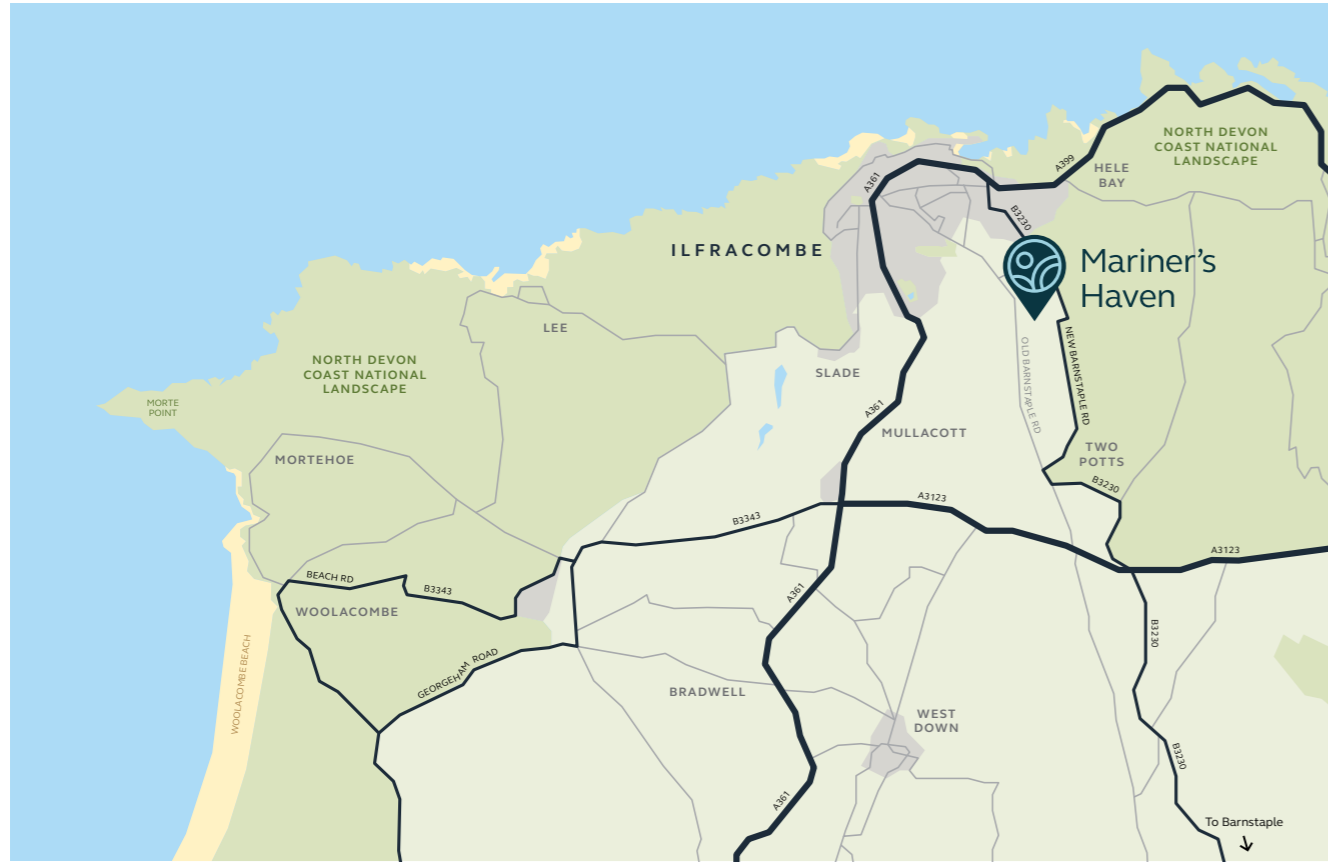
As it passes through Ilfracombe, the path incorporates local landmark The Torrs, or The Seven Hills, which is visible from much of the town. The park has a network of paths to climb while taking in spectacular views.

There are numerous popular beaches along the North Devon coast, from the secluded Lee Bay to the sandy expanses of Woolacombe Beach and Saunton Sands.

For travel further afield, the closest train station is Barnstaple (11 miles), with a direct line to Exeter St David's for all major routes and Exeter Airport.







RIGHT  
CGI of Lynher house type

## FINDING US

MARINER'S HAVEN  
OFF OLD BARNSTAPLE ROAD  
ILFRACOMBE

SAT NAV: EX34 8PF  
(NEAREST POSTCODE)

TEL: 01271 443491

## DIRECTIONS

From the A39 leaving Barnstaple on North Road, turn left onto the B3230 at Shirwell Cross. Continue for just over seven miles, then turn left onto Old Barnstaple Road (signposted Ilfracombe Town Centre). After one mile, the entrance to Mariner's Haven will be on your right.

## LOCATION

## DISTANCE (MILES)

Ilfracombe (High Street)	1.5
Woolacombe	7
Barnstaple	11
Saunton Sands	11
Bideford	21
Bude	45
Exeter	56





## ABOUT US

We are an independent, award-winning house builder. Over 30 years of building with pride here in the West Country.

We create neighbourhoods that enhance and strengthen our local communities. Every development is sensitively designed to reflect the local character, combining contemporary design and traditional building techniques.

We are committed not only to building distinctive and desirable homes, but also to ensuring a first class level of customer service. By following the New Homes Quality Code, we make sure our customers are well-informed and fairly treated throughout the process of searching for and securing their new home.

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### SPECIFICATION

#### Kitchen

- Fitted kitchen with comprehensive choice of ranges†
- Choice of post formed 40mm worktops with matching 150mm upstands†
- Stainless steel inset one & half bowl sink with mixer taps\*
- Stainless steel inset single bowl sink with mixer taps\*
- Tiled splashback to cooker hood†
- Selection of Karndean to floor\*†
- Selection of vinyl to floor\*†
- Single electric oven, ceramic hob and hood\*
- Double electric oven, ceramic hob and hood\*
- Fully integrated 70/30 fridge freezer\*
- Plumbing and electrics for washing machine/washer dryer\*

#### Utility

- Choice of post formed 40mm worktops with matching 150mm upstands†
- Space for washing machine\*
- Space for tumble dryer\*

#### Cloakroom

- White Duravit sanitaryware with chrome fittings
- Choice of feature wall tile over basin†

#### Family Bathroom

- White Duravit sanitaryware with chrome fittings
- Choice of wall tiling over basin† (refer to specialist supplier)
- Thermostatic bath/shower mixer valve over bath with screen
- Choice of full height tiling around bath†
- Shaver socket

#### En-suite

- White Duravit sanitaryware with chrome fittings
- Shower cubicle with 2 way shower, low profile tray
- Full height tiles within shower cubicle†
- Choice of wall tiling over basin† (refer to specialist supplier)
- Shaver socket

#### Electrical

- Media point to living room
- Internet outlet point to master bedroom
- Socket with USB-C charging point to kitchen
- LED downlighters to kitchen, bathroom and en-suite areas\*
- Tracked LED light to kitchen\*
- Pendant light to cloakroom and bathroom\*
- External lighting to front door
- Mains operated smoke detectors with battery back up
- Carbon monoxide alarm

#### Decoration

- Internal walls emulsioned white
- All ceilings smooth finish – emulsioned white
- Internal woodwork coated with long life acrylic white gloss
- Stairs: 32mm square balustrades painted white with oak handrail

#### Heating

- Ideal combi boiler
- Underfloor heating to ground floor with thermostatic controls\*
- Smart control unit

#### Wardrobes

- Fitted wardrobe to master bedroom to include hanging rail and blanket shelf\*

#### Doors

- Internal: white or oak effect doors with chrome fittings\*
- Front: Insulated fibre glass door, 3 point locking, chrome ironmongery
- Rear: Insulated fibre glass part glazed effect with 3 point locking, chrome finish\*
- Patio: Pair of UPVc double glazed French doors with Pilkington K glass\*

#### Windows

- UPVc double glazed windows with Pilkington K glass

#### Fascia

- UPVc Square fascia & barge

#### Skirting

- Pencil round contemporary skirting & architrave

#### External

- Turf to front where applicable\*
- Turf to rear where applicable\*
- 1800mm x 1800mm closeboard fencing to rear garden where applicable (plot specific)\*
- Textured slabs to patio, entrance & paths
- External tap\*

\* Specification will vary between house types. Please ask your Sales Executive for details.

† Choices are subject to build stage.

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Ilfracombe

## SITE PLAN PHASES ONE & TWO

### HOUSE TYPES

<span style="color: #800000;">■</span> ASHBURN ARTS & CRAFTS 221 228	2	<span style="color: #0070C0;">■</span> TAMAR ARTS & CRAFTS 232 233	3
<span style="color: #0070C0;">■</span> BOVEY 205 206 207 208	2	<span style="color: #0070C0;">■</span> TAMAR FORMAL 195 196 255 256 257	3
<span style="color: #008080;">■</span> COLLYBROOKE ARTS & CRAFTS 223 224 225 226 230 231	2	<span style="color: #C00000;">■</span> TONE ARTS & CRAFTS 234	3
<span style="color: #C00000;">■</span> AVON 204	3	<span style="color: #000080;">■</span> AXE ARTS & CRAFTS (TERRACE) 245 246 248 249 251 252 254	4
<span style="color: #C00000;">■</span> AVON ARTS & CRAFTS 222 227 229	3	<span style="color: #000080;">■</span> AXE FORMAL 258 259 260	4
<span style="color: #C00000;">■</span> CLYST ARTS & CRAFTS 203 235 238 242 243	3	<span style="color: #800080;">■</span> CAMEL ARTS & CRAFTS SEMI 202 239 244	4
<span style="color: #C00000;">■</span> CLYST FORMAL 194 197	3	<span style="color: #800080;">■</span> CAMEL FORMAL 193 198	4
<span style="color: #008080;">■</span> LYNHER 210 211 212 213 219 220	3	<span style="color: #4B0082;">■</span> TORRRIDGE 209 214	4
<span style="color: #008080;">■</span> LYNHER ARTS & CRAFTS 199 200 201 236 237	3	<span style="color: #000080;">■</span> YEALM ARTS & CRAFTS 240 241	4
<span style="color: #0070C0;">■</span> TAMAR ARTS & CRAFTS (TERRACE) 247 250 253	3	<span style="color: #FF8C00;">■</span> HOUSING ASSOCIATION 215 216 217 218	



#### SHOW HOME

Our Show Home is the Torridge at Plot 209.



#### MARKETING SUITE

Our Marketing Suite is next to the Customer Parking.

● STREET LIGHTING

CP CAR PORT

#### PLEASE NOTE

This is an illustrative representation of the planned layout. Boundary treatments, retaining walls, rear garden specification, rear paths, steps, landscaping and topography vary between plots and may not be indicated on this layout. Purchasers should satisfy themselves of the exact detail by consulting the Sales Executive on site and referring to detailed plans.





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SINCE 1992