

# Sun Houses

Yelland





DEVON  
SHIRE  
HOMES



SINCE 1992

# Sun Houses

Yelland

Contemporary  
new homes on the  
North Devon coast.

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Yelland

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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 — Panoptic Motion



# Sun Houses

Yelland

## THE DEVELOPMENT

Sun Houses is a unique collection of 49 new homes in Yelland, with three, four or five bedrooms. All encompass a stunning architectural style with floor to ceiling glass, a modern approach to the traditional house.

The development's elevated position beside wooded hillside offers some direct estuary views. Each home has been designed to make the most of this prime location — large expanses of glazing maximise the use of natural light, with living areas and at least one bedroom having a southerly aspect into the walled garden.

Sun Houses is located off Yelland Road, between the villages of Fremington and Instow along the River Taw. Providing easy access to the nearby towns of Barnstaple and Bideford, as well as the A39 and A361, this enviable location offers the perfect combination of convenience and coastal living.





LEFT & ABOVE  
Appledore show home





LEFT & ABOVE

Appledore show home interiors



# Sun Houses

Yelland

## THE LOCATION

Yelland is a small village close to the North Devon coast, a designated Area of Outstanding Natural Beauty known for its rugged cliffs, hidden coves and sandy beaches.

Yelland is located between Instow at the coast and Fremington a little further inland. This unique river and estuary landscape is rich with wildlife, and can be taken in by the South West Coast Path and the Tarka Trail (a 180 mile walking and cycling route named after the famous otter), both of which are on the village's doorstep.

Nearby Instow Beach has stunning stretches of sand dunes, and views of Appledore across the water where the estuary opens out to the sea. Up the river towards Barnstaple is Fremington Quay — historically a significant and busy port, which now holds a Heritage Centre and café in the former railway station.

RIGHT

View across to Appledore from St John the Baptist Church, Instow





LEFT & ABOVE  
Instow Beach  
Tarka Trail at Fremington Quay

Local amenities can be found in Fremington, which has a Co-op supermarket, Post Office, pharmacy and two pubs, plus a primary and nursery school.

Within a short driving distance of Yelland are the popular beaches of Westward Ho! and Saunton Sands, plus celebrated surfing beaches Croyde Bay and Woolacombe.

More extensive facilities, including larger supermarkets and secondary schools, can be found in Barnstaple — North Devon's largest town just over four miles away.

The train line from Barnstaple to Exeter (the scenic Tarka Line) provides onward connections to Plymouth, Bristol, London and beyond, plus to Exeter International Airport.



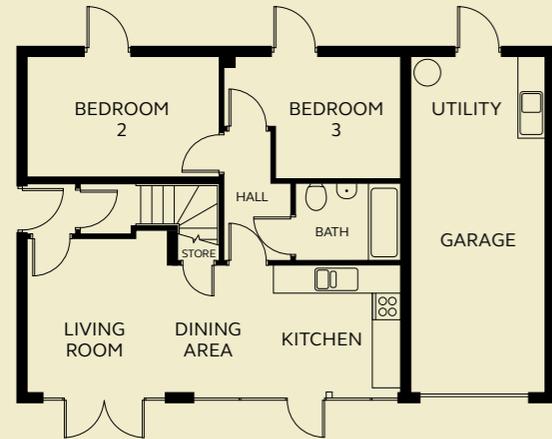
# ALLENSTYLE

## 3 BDR

A bright and airy three bedroom home with integral garage. The open-plan living area benefits from extensive glazing, and the ground floor bedrooms open out onto the garden. A generous master bedroom on the first floor has its own en-suite, dressing room and full-length balcony.

### GROUND FLOOR

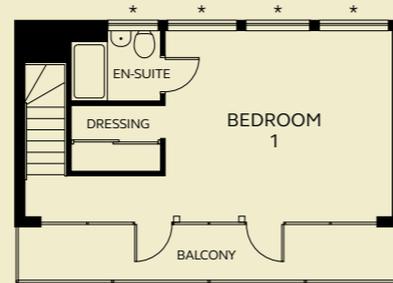
Living Room	3.12m x 3.60m
Kitchen / Dining Area	5.19m x 2.82m
Bedroom 2	4.27m x 2.65m
Bedroom 3	3.91m x 2.70m
Bathroom	2.32m x 1.70m
Garage / Utility	2.98m x 7.46m



### FIRST FLOOR

Bedroom 1	5.07m x 4.12m
En-suite	1.97m x 1.54m
Dressing	1.98m x 1.45m

Kitchen layout and location of air source heat pump will be provided by Sales Executive.



\* High level windows

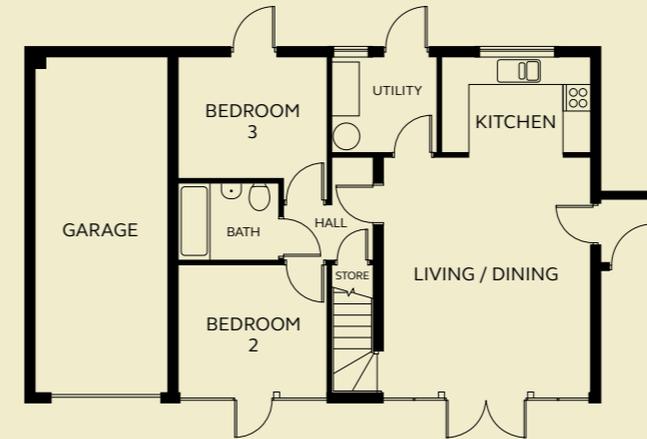
# TAPELY

## 3 BDR

A stylish and functional three bedroom home, with integral garage and separate utility room. The open-plan kitchen and living area opens onto the south-facing garden, as does one of the ground floor bedrooms. Upstairs, the spacious master bedroom has a balcony, en-suite and dressing room.

### GROUND FLOOR

Living / Dining	4.61m x 5.22m
Kitchen	3.31m x 2.11m
Bedroom 2	3.30m x 2.83m
Bedroom 3	3.30m x 2.96m
Bathroom	2.23m x 1.70m
Utility	2.33m x 2.11m
Garage	2.95m x 7.46m



### FIRST FLOOR

Bedroom 1	6.51m x 5.35m
En-suite	2.05m x 1.54m
Dressing	2.05m x 1.62m

Kitchen layout and location of air source heat pump will be provided by Sales Executive.



\* High level windows

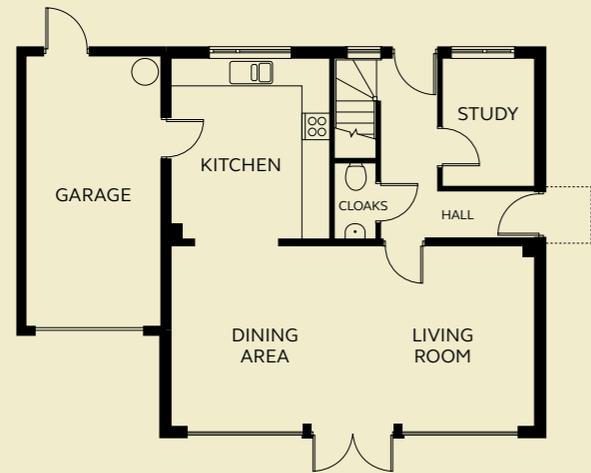
# APPLEDORE

4 

## GROUND FLOOR

Living / Dining	8.10m x 4.00m
Kitchen	3.53m x 4.00m
Study	2.04m x 2.83m
Cloakroom	0.91m x 1.67m
Garage	3.00m x 6.00m

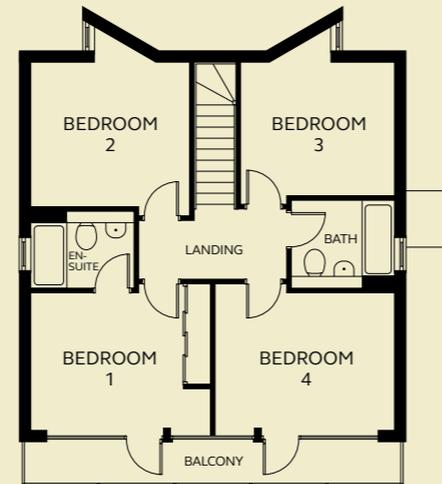
Kitchen layout and location of air source heat pump will be provided by Sales Executive.



The large living and dining room of this impressive home leads seamlessly into the kitchen for flexible and sociable living — with a separate study for quiet moments. All four bedrooms are to the first floor, with two sharing access to a south-facing balcony, and en-suite to the master.

## FIRST FLOOR

Bedroom 1	3.99m x 3.24m (inc wardrobe space)
En-suite	2.29m x 1.70m
Bedroom 2	3.53m x 3.20m
Bedroom 3	3.42m x 3.14m
Bedroom 4	3.99m x 3.24m
Bathroom	2.29m x 1.95m



# WESTLEIGH

4 

## GROUND FLOOR

Living / Dining	8.10m x 4.00m
Kitchen	3.52m x 4.00m
Study	2.04m x 2.83m
Cloakroom	0.91m x 1.67m
Garage	4.00m x 6.00m

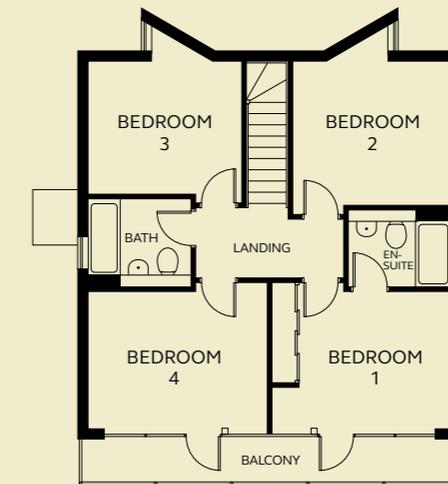
Kitchen layout and location of air source heat pump will be provided by Sales Executive.



A well-appointed four bedroom home, with an integral garage and separate study. The fully glazed front aspect brings light into the open-plan living space, with double doors opening onto the garden. Two of the bedrooms share a south-facing balcony, and two overlook the rear garden.

## FIRST FLOOR

Bedroom 1	3.99m x 3.24m (inc wardrobe space)
En-suite	2.29m x 1.70m
Bedroom 2	3.53m x 3.20m
Bedroom 3	3.42m x 3.14m
Bedroom 4	3.99m x 3.24m
Bathroom	2.28m x 1.95m



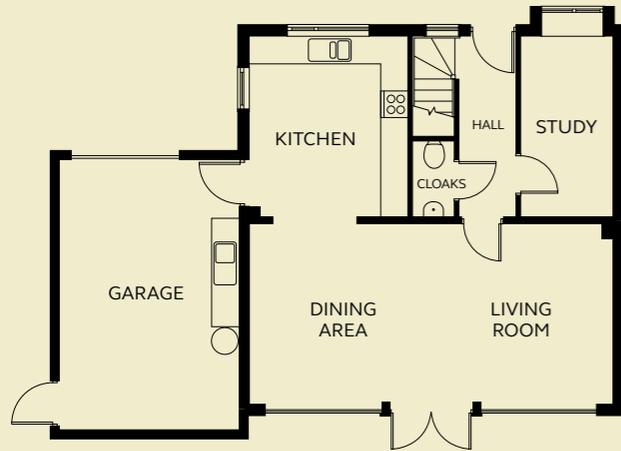
# YELLAND

4 

## GROUND FLOOR

Living / Dining	8.10m x 4.00m
Kitchen	3.53m x 4.00m
Study	2.04m x 4.00m
Cloakroom	0.91m x 1.67m
Garage	4.00m x 6.00m

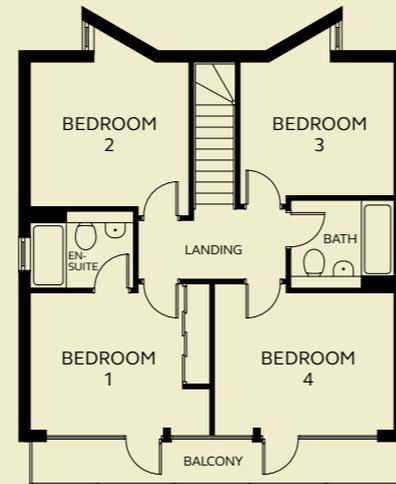
Kitchen layout and location of air source heat pump will be provided by Sales Executive.



Generous glazing brings a bright and spacious feel to the combined kitchen, living and dining area of this home, and the separate study has a unique deep box window. All four bedrooms are to the first floor, with two opening onto a south-facing balcony and master benefiting from en-suite.

## FIRST FLOOR

Bedroom 1	3.99m x 3.24m (inc wardrobe space)
En-suite	2.29m x 1.70m
Bedroom 2	3.53m x 3.20m
Bedroom 3	3.42m x 3.14m
Bedroom 4	3.99m x 3.24m
Bathroom	2.29m x 1.95m



# INSTOW

5 

## GROUND FLOOR

Living / Dining	9.90m x 4.19m
Kitchen	3.28m x 3.97m
Study	2.83m x 2.81m
Cloakroom	1.67m x 1.08m
Utility	1.45m x 2.50m
Pantry	1.45m x 1.36m

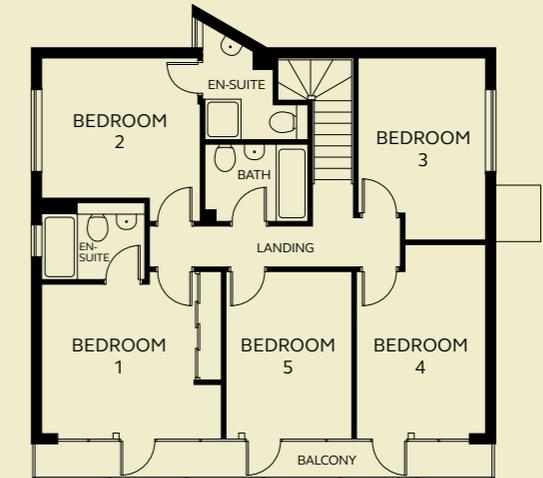
Kitchen layout and location of air source heat pump will be provided by Sales Executive.



Full glazing and two sets of double doors provide an abundance of light to the living and dining area of this impressive home, which also has a separate study and utility room. Upstairs, all five bedrooms benefit from large windows, with three opening onto a south-facing balcony.

## FIRST FLOOR

Bedroom 1	4.00m x 3.59m (inc wardrobe space)
En-suite 1	2.29m x 1.69m
Bedroom 2	3.53m x 3.11m
En-suite 2	2.29m x 2.60m
Bedroom 3	2.84m x 4.04m
Bedroom 4	2.87m x 4.19m
Bedroom 5	2.80m x 3.59m
Bathroom	2.29m x 1.70m





ABOVE & RIGHT  
CGI images of Westleigh and Tapely house types



## 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 Kardean 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 half height wall tiling over basin†
- 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 Vado Velo 2 way shower, low profile tray
- Full height tiles within shower cubicle†
- Choice of half height wall tiling over basin†
- Shaver socket

### Electrical

- Media point to lounge and master bedroom
- Internet outlet point to master bedroom
- Socket with USB charging point
- Fan with cooker hood to kitchen
- Mains operated smoke detectors with battery back up

- LED downlighters to kitchen, bathroom and en-suite areas\*
- Pendant light to cloakroom and bathroom\*
- Electric door bell push & chime
- External lighting to front door

### 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

- Vaillant Air Source Heat Pump
- NuHeat 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: Oak effect doors with chrome fittings\*
- Bespoke external doors to Architect design, Pilkington K glass\*

### Windows

- Bespoke 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\*
- Painted utility floor to garage (NB Will not withstand vehicular movement)

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

† Choices are subject to build stage.



# Sun Houses

## Yelland

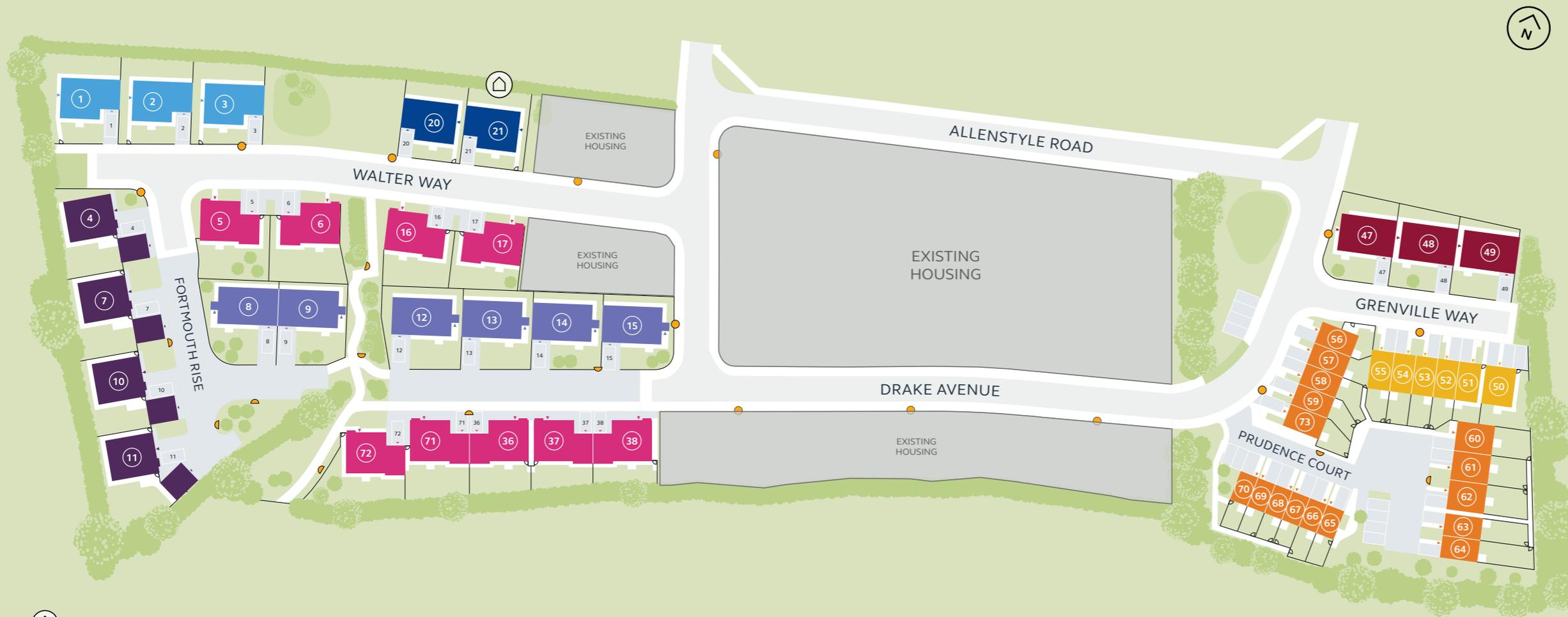
### SITE PLAN

#### HOUSE TYPES

<span style="color: #800000;">■</span> ALLENSTYLE 47 48 49	3
<span style="color: #4169E1;">■</span> TAPELY 8 9 12 13 14 15	3
<span style="color: #000080;">■</span> APPLIEDORE 20 21	4
<span style="color: #00B0F0;">■</span> WESTLEIGH 1 2 3	4
<span style="color: #DC143C;">■</span> YELLAND 5 6 16 17 36 37 38 71 72	4
<span style="color: #483D8B;">■</span> INSTOW 4 7 10 11	5
<span style="color: #FFD700;">■</span> SHARED OWNERSHIP 50 51 52 53 54 55	
<span style="color: #FF8C00;">■</span> HOUSING ASSOCIATION 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 73	
<span style="color: #FFA500;">●</span> STREET LIGHTING	
<span style="color: #FFD700;">●</span> BOLLARD LIGHTING	

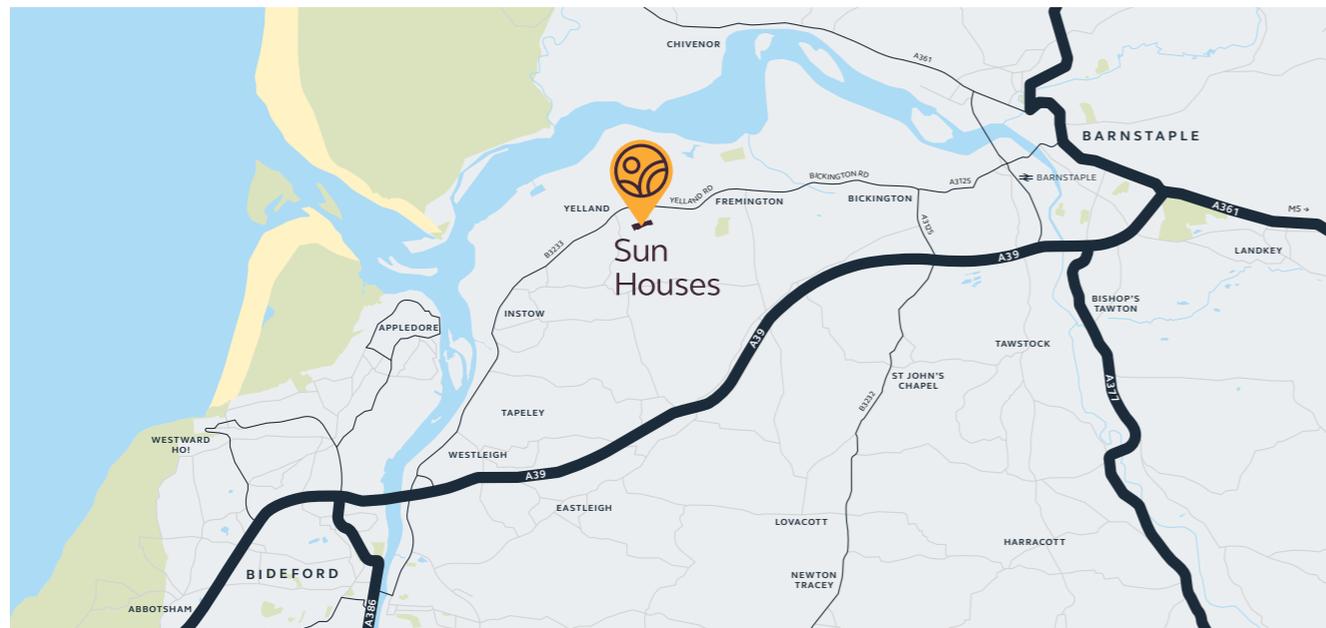
#### PLEASE NOTE

This is a diagrammatic representation of the planned layout. Purchasers should satisfy themselves of the exact detail by consulting the Sales Executive on site.



#### SHOW HOME AND MARKETING SUITE

Our Show Home and Marketing Suite are located at Appledore Plot 21.



## FINDING US

SUN HOUSES  
WALTER WAY  
YELLAND

SAT NAV: **EX31 3GN**  
(NEAREST POSTCODE)

TEL: **01271 444005**

## DIRECTIONS

Sun Houses is just off the B3233, Yelland Road, between Barnstaple and Instow. From the M5 (Junction 27, Tiverton) or Exeter (A377), join the A39 towards Bideford. Follow signs to Fremington via the A3125, Yelland is a mile beyond. As you enter the village, turn left into Allenstyle Road and follow round to Walter Way.

## LOCATION

## DISTANCE (MILES)

Instow	2.3
Fremington Quay	2.6
Barnstaple	4.4
Bideford	5.6
Westward Ho!	7
Exeter	45



## 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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SINCE 1992