

Longston Cross

Bovey Tracey



DEVON
SHIRE
HOMES



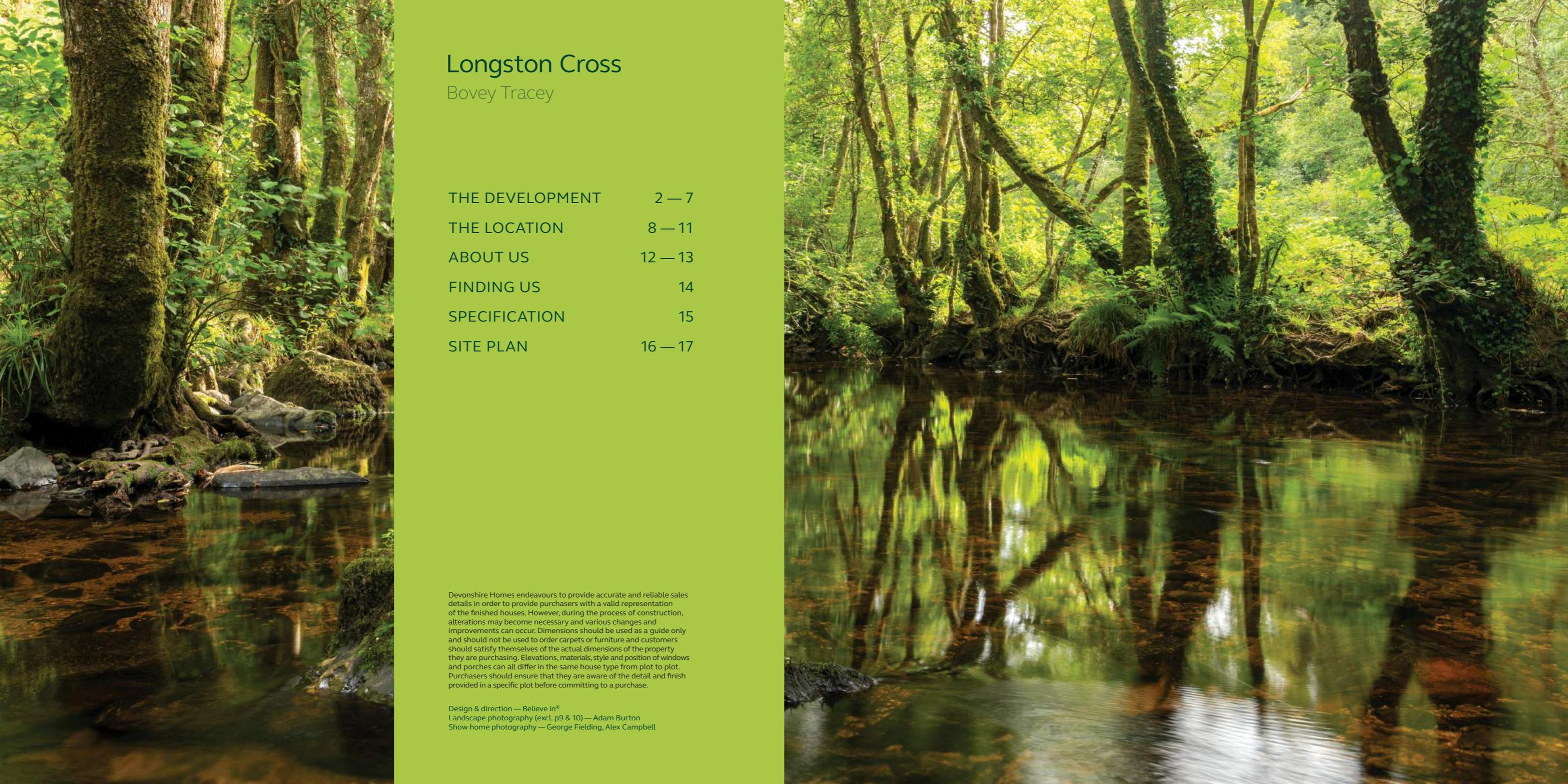
Longston Cross

Bovey Tracey

Beautiful new homes
in a charming rural
setting. A short level
walk to the centre of
town which lies on the
fringes of one of the UK's
largest National Parks.

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Longston Cross

Bovey Tracey

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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 (excl. p9 & 10) — Adam Burton
Show home photography — George Fielding, Alex Campbell

Longston Cross

Bovey Tracey

THE DEVELOPMENT

Longston Cross is a collection of 156 homes ranging from 2 to 5 bedrooms. Ideally located close to the town centre, the development borders open farmland that climbs up to the rugged beauty of Dartmoor and its most famous landmark, Haytor Rocks.

The various house types all draw inspiration from the local landscape to create a modern and comfortable home that sits sensitively in its surroundings. Each has been carefully designed to enjoy a sense of light and proportion.

The development is reached via Marriott Way leading directly off Monks Way, which provides easy onward access in all directions. The town of Bovey Tracey offers a wide range of excellent local facilities and amenities, and is a popular centre for arts and crafts.





LEFT
Modbury
ABOVE
Killerton

Longston Cross takes its name from an old granite cross that stands beside the footpath that leads to Challabrook Farm. According to local legend it was used to mark the grave of a Royalist officer (called Longston) who was killed in the battle of Bovey Heath in 1646. It was here that Cromwell's troops defeated the Royalists in what was a regionally decisive battle during the English Civil War.





ABOVE & RIGHT
Typical Devonshire Homes interiors — not site specific



Longston Cross

Bovey Tracey

THE LOCATION

Bovey Tracey is a popular country town with a strong sense of community. Called “The Gateway to the Moor”, it includes a wide range of shops and amenities set within a pleasant local environment. Green spaces, craft centres and classic Devon architecture all add to the town’s ambience.

Dartmoor National Park is a landscape of stunning views in the very heart of Devon, made famous by its granite tors, deep wooded valleys and rugged, wide-open spaces. This makes Dartmoor a haven for outdoor activities, including cycling, kayaking, hiking and riding.

RIGHT

The Church of St Peter, St Paul and St Thomas of Canterbury, Bovey Tracey

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LEFT & ABOVE
Haytor Rocks & Bovey Tracey High Street

The City of Exeter, with its historic cathedral and world-class shopping and dining, is only 15 miles from Bovey Tracey, and the beautiful South Devon coast is just 10 miles away.

2 miles away is the Devon Expressway, a dual carriageway linking Exeter with Plymouth.

The closest railway station is Newton Abbot, 7 miles from Bovey Tracey. This station links the main routes West (Plymouth and Cornwall), East (Exeter, London and North Devon) and South (Torbay).

Nearby highlights include Haytor Rocks, Becky Falls and the Templer Granite Way, an eight mile tramway that connected local granite quarries to the Stover Canal. Today the Templer Way Trail follows much of the original route from the moor to the sea.



ABOUT US

We are an independent, award-winning house builder. 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.



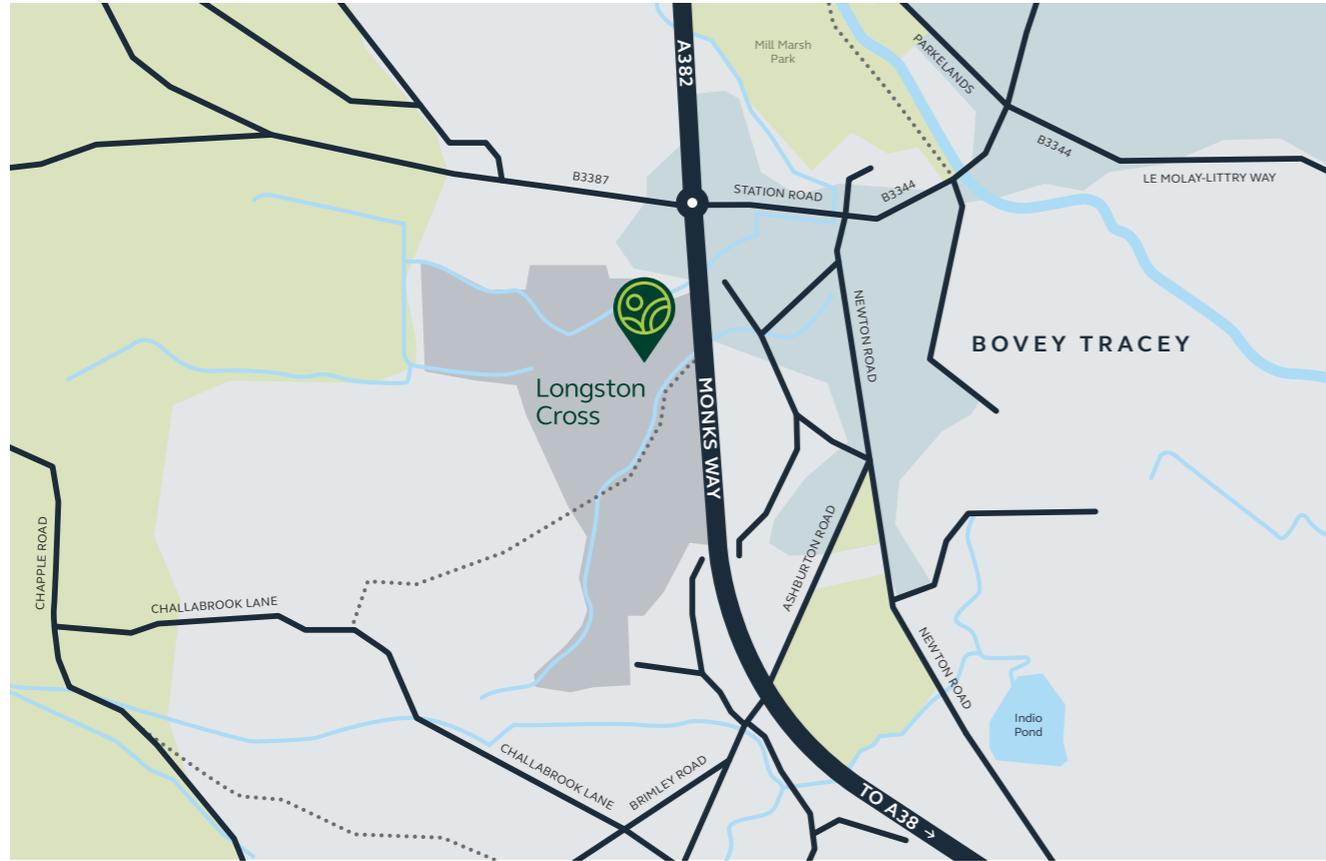
DEVON
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ABOVE
Typical Devonshire Homes
interiors (not site specific)

RIGHT
Bickleigh





FINDING US

LONGSTON CROSS
MARRIOTT WAY
(OFF MONKS WAY)
BOVEY TRACEY

SAT NAV: TQ13 9AT
(NEAREST POSTCODE)

TEL: 01626 572257

DIRECTIONS

The entrance to Longston Cross is off Monks Way (A382), the main road that connects Bovey Tracey to the A38 Devon Expressway linking Exeter and Plymouth.

From Exeter or Plymouth, leave the A38 at Drumbridges and follow signs to Bovey Tracey. At the next roundabout take the second exit onto Monks Way, you will find the entrance on your left.

LOCATION

DISTANCE (MILES)

Bovey Tracey (High Street)	0.7
Newton Abbot (Railway Station)	7
Dartmoor	13
Exeter	15
Torquay	15
Plymouth	32

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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 ceramic floor tiles*
- Selection of vinyl to floor*
- Single electric oven, ceramic hob and recirculation hood*
- Double electric oven, ceramic hob and recirculation 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
- Fully integrated Lamona washing machine*
- Fully integrated Lamona tumble dryer*
- Stainless steel single sink with mixer taps*

Cloakroom

- White Duravit D Code sanitaryware with chrome Vado or Hansgrohe fittings*
- Half height wall tiling over basin*

Family Bathroom

- White Duravit D Code sanitaryware with chrome Vado or Hansgrohe fittings*
- 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 D Code sanitaryware with chrome Vado or Hansgrohe fittings*
- Shower cubicle with Vado Velo 2 way shower, low profile tray†
- Full height tiles within shower cubicle*
- Half height wall tiling over basin*
- Shaver socket

Electrical

- Sky point to lounge and master bedroom
- TV socket to lounge, all bedrooms & kitchen/diner
- BT socket to smart meter cupboard
- Socket with USB charging point
- Recirculating fan with cooker hood to kitchen
- Mains operated smoke detectors with battery back up
- Positive Input Ventilation (PIV) system*

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

- Vaillant combi boiler
- Smart control unit
- Underfloor heating to ground floor with radiators to first floor*

Wardrobes

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

Doors

- 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*
- Bifolding French doors with Pilkington K glass*
- Internal: Oak effect doors with chrome fittings*
- Internal: White 5 panel door with chrome fittings*

Windows

- UPVc double glazed white windows with Pilkington K glass

Fascia

- UPVc Square fascia & barge (white)

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)*
- Buff slabs to patio, entrance & paths

* Specification will vary between house types. Choices are subject to build stage. Please ask your Sales Executive for details.

† 9.5kW electric shower to second en-suite where applicable.

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SITE PLAN PHASES TWO & THREE

HOUSE TYPES

 BOW 109	2	
 BICKLEIGH 72 96 97 107 108	3	
 HARTLAND 90 91 92 93 94 113 114 147 148	3	
 MARWOOD 99 106	4	
 MODBURY 73 89 95 115 120 121 124 128 133 136 143 146	4	
 SANDERSON 116 117 142 144	4	
 SAUNTON 71 74 98 118 119 127 139 140 141 145	4	
 ARLINGTON 100 101 102 103 104 105 123 125 130 131 134 137 138	5	
 SILVERTON 122 126 129 132 135	5	
 HOUSING ASSOCIATION 110		
 SHARED OWNERSHIP 111 112		

PLEASE NOTE
This is a diagrammatic representation of the planned layout, and for reasons of clarity some landscaping detail has been omitted. Purchasers should satisfy themselves of the exact landscaping detail by consulting the Sales Executive on site.

-  STREET LIGHTING
-  BOLLARD LIGHTING
- CP CAR PORT



VIEW HOME AND MARKETING SUITE
Our View Home is the Arlington at Plot 138, where you will also find our Marketing Suite.



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SINCE 1992