TRENEMANS

THURLESTONE | DEVON

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A RARE OPPORTUNITY TO PURCHASE AN OUTSTANDING HOME IN A TRANQUIL YET ACCESSIBLE SETTING ON THIS STRETCH OF UNSPOILT DEVON COASTLINE

TAKING ITS NAME FROM THE ARCHED ROCK OUT TO SEA, THE VILLAGE OF THURLESTONE HAS MATURED INTO A THRIVING COMMUNITY, DRAWN TO THE SUPERB QUALITY OF LIFE IT OFFERS.

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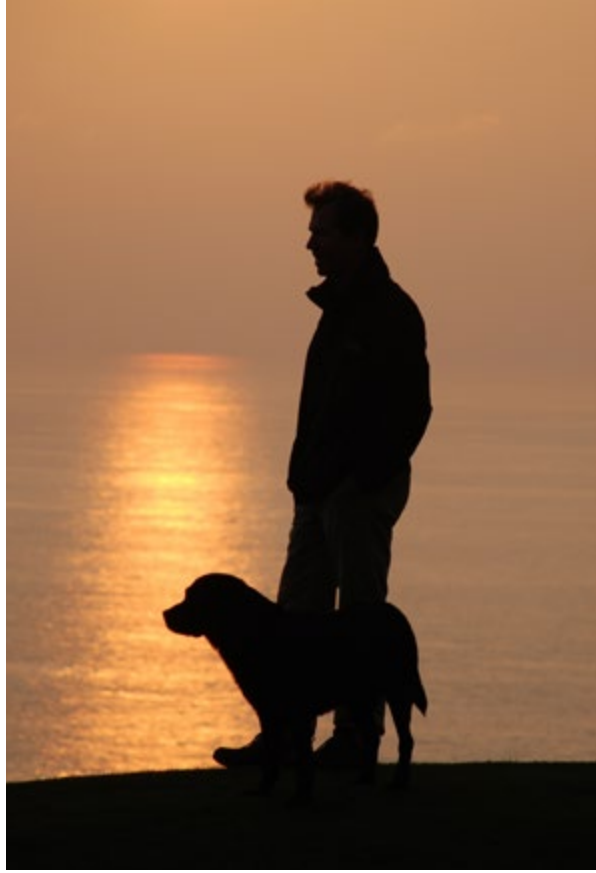
OUTSTANDING LOCATION

THE VILLAGE, LYING IN AN AREA OF OUTSTANDING NATURAL BEAUTY, BOASTS A RENOWNED GOLF COURSE & TENNIS CLUB, EXCELLENT PRIMARY SCHOOL, LOCAL INN, POST OFFICE WITH A SHOP, HISTORIC CHURCH AND LUXURY HOTEL AND THE LARGER MARKET TOWN OF KINGSBRIDGE, WITH ITS HIGHLY REGARDED COMMUNITY COLLEGE, IS ONLY A SHORT DRIVE AWAY.

Other towns offering an excellent range of shops, amenities and good transport links are all within easy reach making this secluded, but accessible haven, one of the most desirable locations in the area.

Known for its fine local produce the region has a diverse selection of excellent restaurants. Sailors, golfers, walkers, cyclists and horse-riders are all well catered for and a few miles inland are the wild open spaces of the Dartmoor National Park. The historic maritime city of Plymouth, where the noted Theatre Royal attracts the finest touring productions, is about a half an hour drive. Whilst in the opposite direction is the ancient cathedral city of Exeter with its international airport.



TELEPHONE

EXCEPTIONAL DESIGN

AWARD-WINNING ARCHITECTS, THE HARRISON SUTTON PARTNERSHIP, HAVE DRAWN ON ALL THEIR EXPERIENCE AND EXPERTISE TO CREATE DESIGNS WHICH ENHANCE THE NATURAL BEAUTY OF THE SURROUNDINGS WHILE OFFERING STYLISH LIVING FOR THE 21ST CENTURY.

An abundance of glass blended skilfully with local materials allows the houses to harmonise with their setting while taking advantage of the different views and maximising light in every aspect of the property.

Each house has its own unique character, a common theme unifies the overall appearance and the finish will always meet the highest standards of craftsmanship.

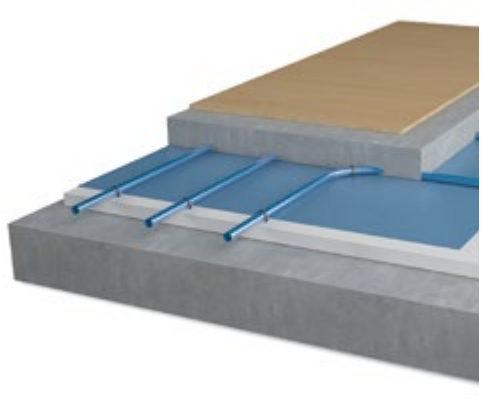
Each design offers flexibility and provides up to 660 square feet (66m2) of sociable living, Dining and Kitchen space, as well as separate Sitting Rooms, four or five bedrooms, glass Juliette balconies and in some cases roof height entrance hallways. There will be ample parking and all properties will have a double garage apart from one which will have garaging for four cars. The latest, most energy efficient heating and ventilation systems, will be used to keep running costs to a minimum.

EACH HOUSE IS FINISHED TO AN EXACTING SPECIFICATION USING THE HIGHEST QUALITY COMPONENTS IN SYMPATHY WITH THE DESIGN.

HIGH SPECIFICATION

Every home has an open-plan kitchen/dining/living area with integrated appliances and exceptional finishes to enhance a sophisticated lifestyle. All bathrooms are equipped with fine sanitary-ware.

The very latest energy efficient heating and ventilation technology provides heat to zoned areas, while wood-burning stoves are also included in the separate sitting rooms, to provide that cosy touch.



SCAVOLINI FOODSHELF KITCHENS

Design by Ora-Ïto

Fresh design horizons for the contemporary kitchen. Scavolini Foodshelf is the innovative response to contemporary home design solutions in which the kitchen and living area become more “fluid” and multifunctional and their characteristics tend to merge.

Silestone worktops complete the design, offering a wide range of colours and textures.

AS STANDARD

- Bi-folding doors interacting with the outdoors
- Kitchen/Family/Dining Room as well as separate Sitting Room
- Downstairs Cloakroom
- Triple glazed windows and bifolds
- Utility Room & Boot Room
- Lindab stainless steel guttering
- Minimum double garage
- Direct access from house to garage
- Designated off road parking areas with electric charging points

ENERGY EFFICIENT

The latest technologies have been included at Trenemans to ensure cost and eco effective comfort.

- Mitsubishi Ecodan Air Source heating
- Underfloor heating on ground, and first floors (using Multi-layer pipes)
- MVHR (Mechanical Ventilation Heat Recovery) systems
- Triple glazed windows
- Internal zoned heating
- Wood burning stoves

Slim and elegant, Rationel AURAPLUS windows create a stylish overall architectural appearance, which allow maximum natural light into the home. Made from timber, with external aluminium cladding, Rationel AURAPLUS offers all the benefits of natural wood on the inside and easy maintenance on the outside.

HOME & AWAY

BY ROAD

M5 south from Bristol to A38 signposted Plymouth at Exeter. Leave the A38 at the Totnes exit taking the A385 to Totnes and then the A381 to Kingsbridge. After approximately 10 miles at roundabout take the A379 to Churchstow then, at a second roundabout, take the first exit onto the A381 signposted Salcombe. Then after ¼ mile turn right into lane signposted Thurlestone. Follow this road to Thurlestone and entering the village take the first turning left into Court Park Road, follow this road to the right and then left over cattle grid into Mead Drive. Go down the hill for 300 yards – Trenemans is straight ahead.

BY TRAIN

Closest mainline railway station is Totnes linking to London Paddington & Waterloo, the Midlands, and the North of England

AIR & SEA

Exeter Airport – 45 miles.
Cornwall Airport Newquay – 66 miles.
Brittany Ferries operates out of Plymouth with regular crossings to France and Spain.

8 UNIQUE OPPORTUNITIES

An exclusive development of eight luxury detached houses. Each home has its own identity designed specifically to complement the individual site.

Trenemans is a privately managed and operated estate with each house owner being allocated a share in the Acorn Management Company Limited.

NO. 1	4 Bed	332.2m²	3576 ft²
NO. 2	4 Bed	291.98m²	3143 ft²
NO. 3	5 Bed	379.74m²	4088 ft²
NO. 4	4 Bed	326.15m²	3511 ft²
NO. 5	4 Bed	324.35m²	3491 ft²
NO. 6	4 Bed	310.63m²	3344 ft²
NO. 7	4 Bed	307.46m²	3310 ft²
NO. 8	4 Bed	334.97m²	3606 ft²

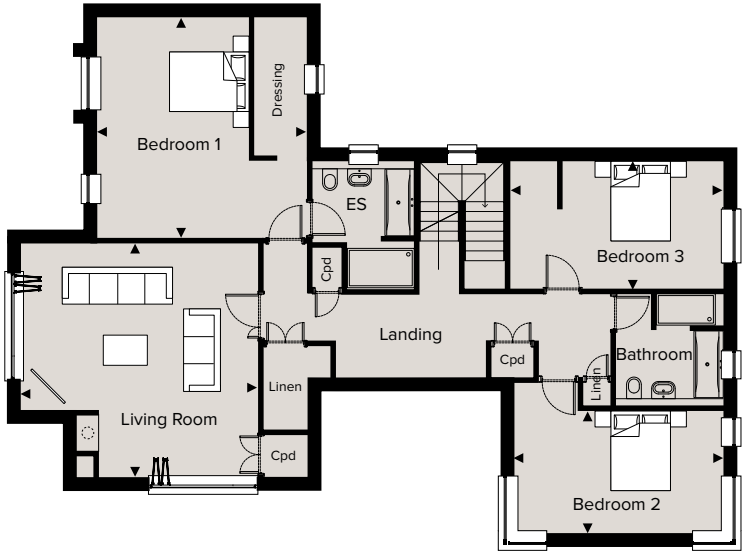
"Gross internal floor areas (including garage) calculated in accordance with the RICS' Code of Measuring Practice (6th Edition)"

NO.1 TRENEMANS

A stunning, elevated contemporary house with fabulous views both to the south, east and the sea to the west. Designed with the principal reception room at first floor level with two sets of bi-folding doors with Juliet balconies to maximise its setting with country and some sea views. It also has the added benefit of a downstairs bedroom with en-suite.

- Elevated location
- First floor Sitting Room with sea view
- Two sets of bi-fold doors at first floor level with Juliet balconies
- Four Bedrooms
- Downstairs Bedroom with en-suite
- Galleried landing
- Walk-in Dressing Room to Master Bedroom
- Wood burning stoves in main Family Area & separate Living Room
- Ground floor Study

Estimated EPC C



GROUND FLOOR

ROOM	METRIC (m)			IMPERIAL (ft)		
Kitchen/Family/Dining	5.29	x	9.14	17’4	x	29’12
	1.97	x	4.20	6’6	x	13’9
Bedroom 4	4.08	x	4.34	13’5	x	14’3
Study	3.24	x	3.25	10’8	x	10’8
	0.84	x	0.99	2’9	x	3’3
Garage	5.85	x	5.90	19’2	x	19’4

FIRST FLOOR

ROOM	METRIC (m)			IMPERIAL (ft)		
Bedroom 1	5.29	x	5.59	17’4	x	18’4
Living Room	6.02	x	5.92	19’9	x	19’5
Bedroom 2	5.29	x	3.08	17’4	x	10’1
	1.59	x	0.75	5’3	x	2’6
Bedroom 3	5.43	x	3.22	17’10	x	10’7

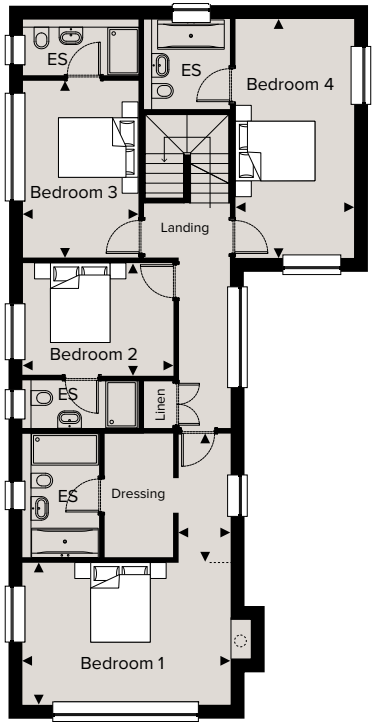
TOTAL INTERNAL FLOOR AREA: 288.40m² / 3104ft² (exc. garage)

NO.2 TRENEMANS

A superb modern home with westerly views, augmented by three sets of bi-folding doors at ground floor level onto extensive terracing, perfect for entertaining. All four bedrooms on the first floor have en-suites and are complimented by the option to use the downstairs study as a fifth bedroom with downstairs shower room.

- Three sets of ground floor bi-fold doors onto terrace
- Utility, Boot Room and Cloakroom with shower
- Four Bedrooms
- Walk-in Dressing Room in Master Bedroom
- All bedrooms en-suite at first floor level
- Direct garage access to Boot Room & Utility
- Ground floor Study/Fifth Bedroom

Estimated EPC C



GROUND FLOOR

ROOM	METRIC (m)			IMPERIAL (ft)		
Kitchen/Family/Dining	8.45	x	6.02	27'9	x	19'9
Study/Bed 5	2.94	x	3.68	9'8	x	12'1
Living Room	5.24	x	7.41	17'2	x	24'4
Garage	6.50	x	6.02	21'4	x	19'9

FIRST FLOOR

ROOM	METRIC (m)			IMPERIAL (ft)		
Bedroom 1	5.24	x	3.56	17'2	x	11'8
	1.30	x	3.29	4'3	x	10'10
Bedroom 2	3.81	x	2.89	12'6	x	12'6
Bedroom 3	2.94	x	4.48	9'8	x	14'8
Bedroom 4	3.01	x	6.02	9'11	x	19'9

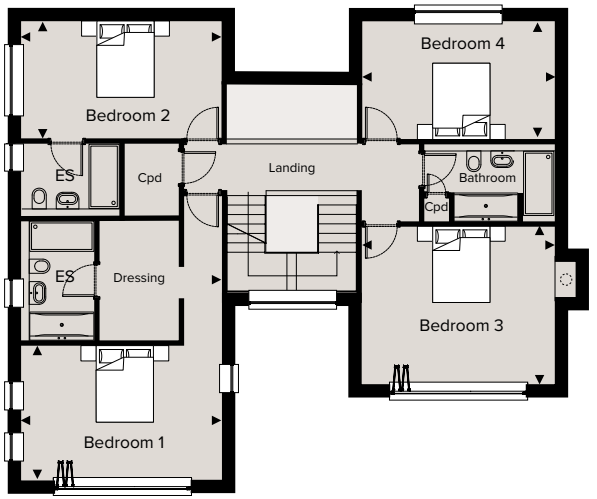
TOTAL INTERNAL FLOOR AREA: 252.85m² / 2722ft² (exc. garage)

NO.3 TRENEMANS

An outstanding property set on a generous plot within this prestigious new development. With breathtaking southerly and easterly views over surrounding countryside, this house has been built with five sets of bi-fold doors to amplify its location and aspect. A gated entrance and garage for four cars makes for a very special home.

- Exceptionally spacious property & plot
- Five Bedrooms
- Five sets of bi-fold doors: three at ground floor, two at first floor
- Triple ascent staircase and gallery
- Four car garage
- Gated private driveway

Estimated EPC C



GROUND FLOOR

ROOM	METRIC (m)			IMPERIAL (ft)		
Kitchen / Dining	12.01	x	3.74	39'5	x	12'3
	4.91	x	1.23	16'1	x	4'0
Family	5.27	x	4.21	17'3	x	13'10
Bedroom 5	3.52	x	3.69	11'7	x	12'11
	1.55	x	0.99	5'1	x	3'3
Living Room	5.07	x	5.75	16'8	x	18'10
Garage	12.01	x	6.31	39'5	x	12'8

FIRST FLOOR

ROOM	METRIC (m)			IMPERIAL (ft)		
Bedroom 1	5.27	x	3.55	17'3	x	11'8
	0.99	x	3.97	3'3	x	13'0
Bedroom 2	5.27	x	3.11	16'8	x	13'7
Bedroom 3	5.07	x	4.15	16'8	x	13'7
Bedroom 4	5.07	x	3.11	16'8	x	10'2

TOTAL INTERNAL FLOOR AREA: 303.92m² / 3271ft² (exc. garage)

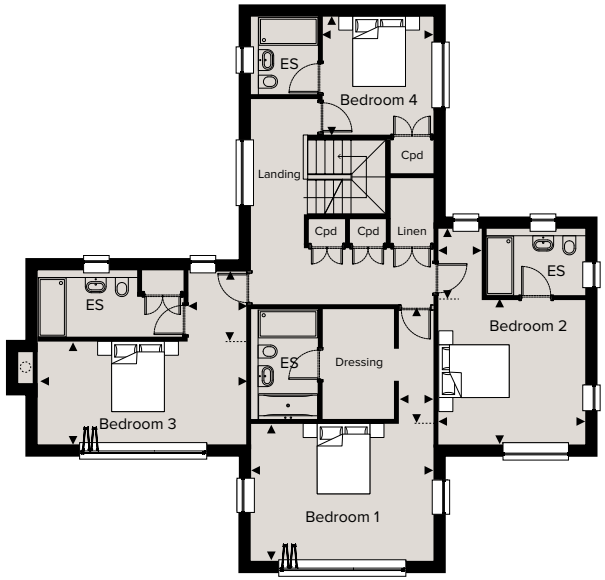
NO.4 TRENEMANS

This exceptional new house has been designed with the principal rooms on the ground and first floor facing south and with the additional benefit of a study/fifth bedroom. It sits on a substantial plot in this exciting development. Complimented by two sets of bi-fold doors on each floor, the property commands uninterrupted southerly views and all four bedrooms on the first floor have en-suites.

- Substantial property and plot
- Four sets of bi-fold doors, two on each floor
- Four en-suite Bedrooms
- Walk-in Dressing Room to Master Bedroom
- Curved feature wall under entrance porch
- Ground floor Study/Fifth Bedroom

Estimated EPC C

GROUND FLOOR



FIRST FLOOR

ROOM	METRIC (m)			IMPERIAL (ft)		
Kitchen/Dining	9.58	x	4.97	31'5	x	16'4
Family	5.22	x	3.35	17'2	x	10'12
Living Room	6.01	x	4.97	19'9	x	16'4
Study/Bed 5	3.58	x	3.38	11'9	x	11'1
Garage	5.22	x	5.97	17'2	x	19'7

ROOM	METRIC (m)			IMPERIAL (ft)		
Bedroom 1	5.22	x	3.91	17'2	x	12'10
Bedroom 2	4.23	x	4.13	13'11	x	13'7
Bedroom 3	6.01	x	2.93	19'9	x	9'7
Bedroom 4	3.18	x	3.38	10'5	x	11'1

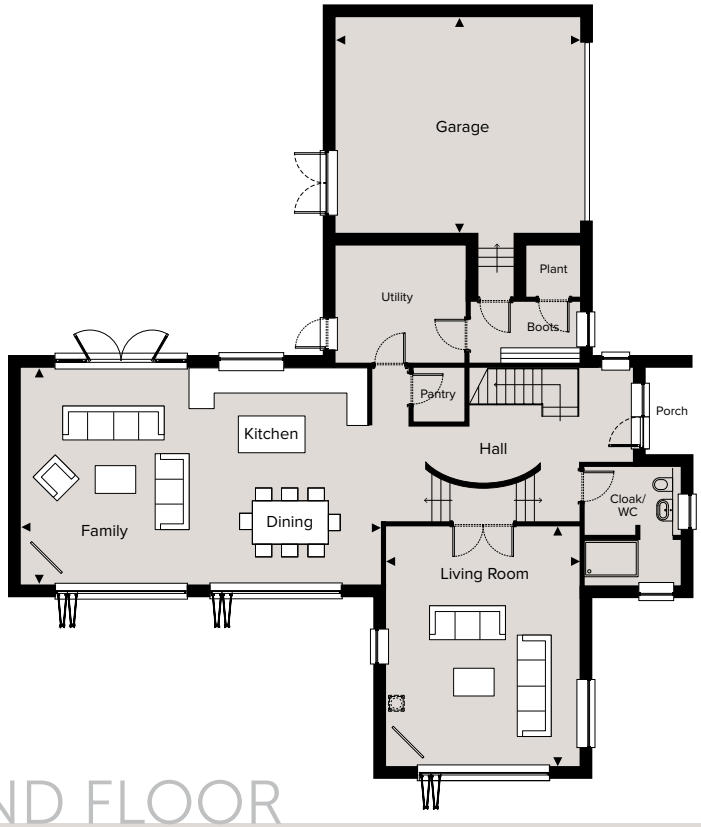
TOTAL INTERNAL FLOOR AREA: 294.99m² / 3175ft² (exc. garage)

NO.5 TRENEMANS

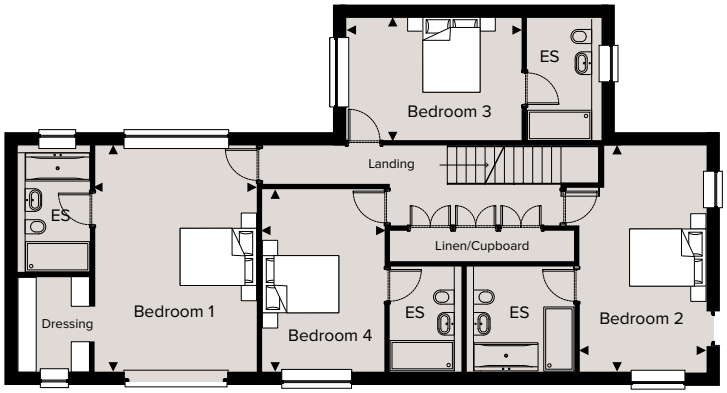
A unique design for this notable house sees imaginative internal use of space and levels, giving a theatrical winged entrance to the Living Room and fabulous terracing adjoining all the family living space downstairs, matched by en-suites to all four of the first floor bedrooms.

- Theatrical winged entrance to Living Room on ground floor
- Four en-suite Bedrooms
- Separate Dressing Area to Master Bedroom
- Generous Utility Room
- Extensive terracing

Estimated EPC C



GROUND FLOOR



FIRST FLOOR

ROOM	METRIC (m)			IMPERIAL (ft)		
Kitchen/Family/Dining	9.96	x	5.97	32’8	x	19’7
Living Room	5.29	x	6.62	17’4	x	21’9
Garage	6.72	x	5.97	22’1	x	19’7

ROOM	METRIC (m)			IMPERIAL (ft)		
Bedroom 1	4.29	x	5.97	14’1	x	19’7
Bedroom 2	3.31	x	5.97	10’10	x	19’7
Bedroom 3	4.69	x	3.22	15’5	x	10’7
Bedroom 4	3.26	x	4.85	10’8	x	15’11

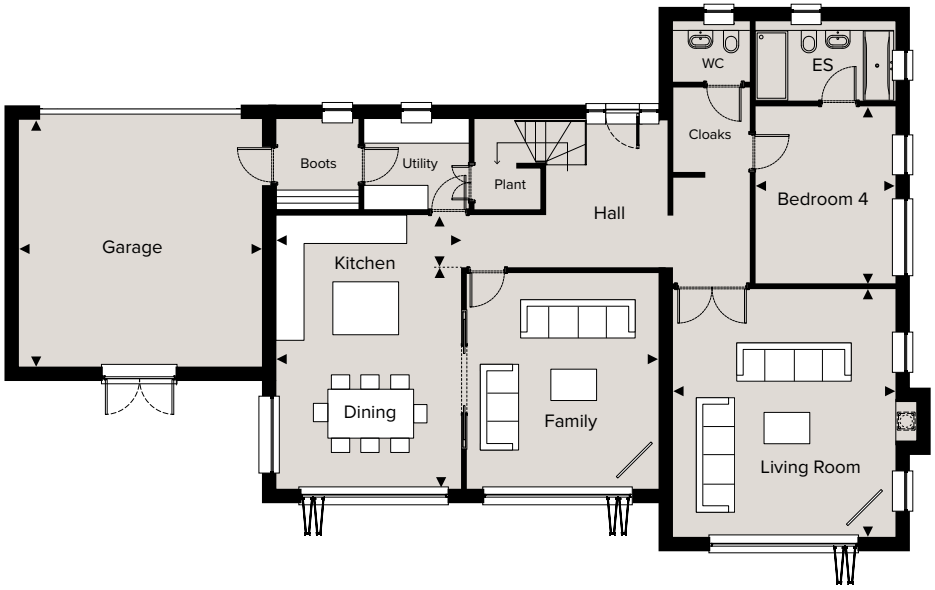
TOTAL INTERNAL FLOOR AREA: 282.47m² / 3040ft² (exc. garage)

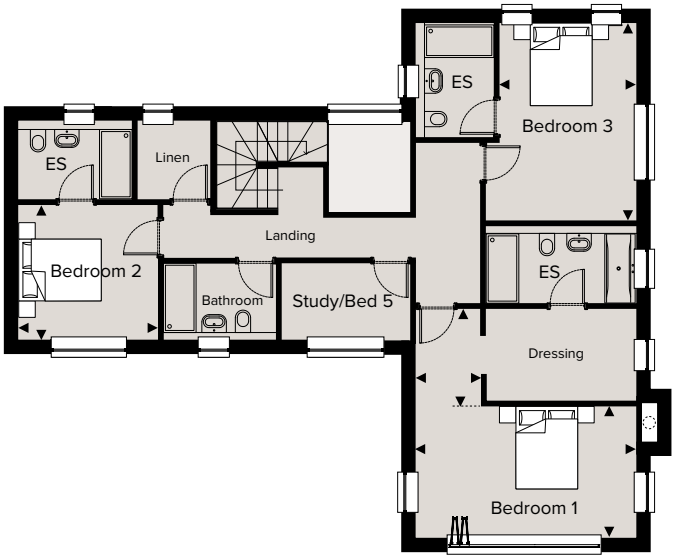
NO.6 TRENEMANS

A sensational design which enables the house to interact fully with its surroundings. In addition, particularly spacious living areas and four sets of bi-fold doors complete the spectacular accommodation.

- Stunning design and engaging aspect
- Four sets of bi-fold doors give comprehensive interaction with outside
- Spacious Living Areas
- Four en-suite Bedrooms
- Downstairs Bedroom with en-suite
- Bi-fold doors & Juliet balcony to Master Bedroom
- Additional roof lights over Dining Area
- First floor Study/Fifth Bedroom

Estimated EPC C





GROUND FLOOR

ROOM	METRIC (m)			IMPERIAL (ft)		
Kitchen/Family/Dining	9.36	x	5.23	30’9	x	17’2
	4.52	x	1.42	14’10	x	4’8
Living Room	5.37	x	6.04	17’7	x	19’10
Bedroom 4	3.41	x	4.35	19’2	x	14’3
Garage	5.97	x	6.07	19’7	x	19’11

FIRST FLOOR

ROOM	METRIC (m)			IMPERIAL (ft)		
Bedroom 1	5.37	x	3.20	17’4	x	10’6
Bedroom 2	3.39	x	3.34	11’1	x	10’11
Bedroom 3	3.34	x	4.81	10’11	x	15’9
Study/Bed 5	3.19	x	1.90	10’6	x	6’3

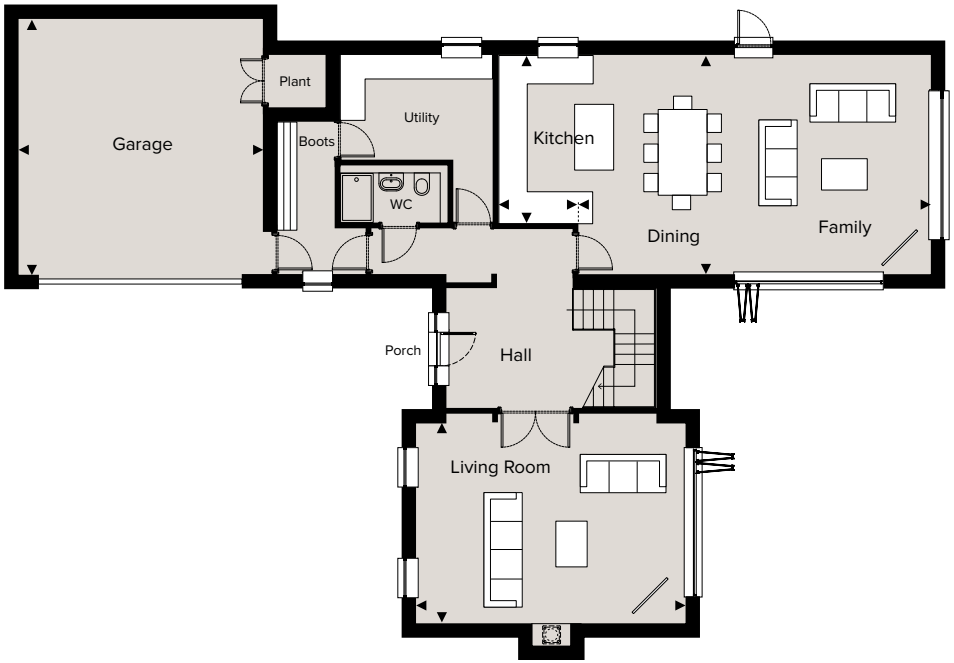
TOTAL INTERNAL FLOOR AREA: 274.39m² / 2954ft² (exc. garage)

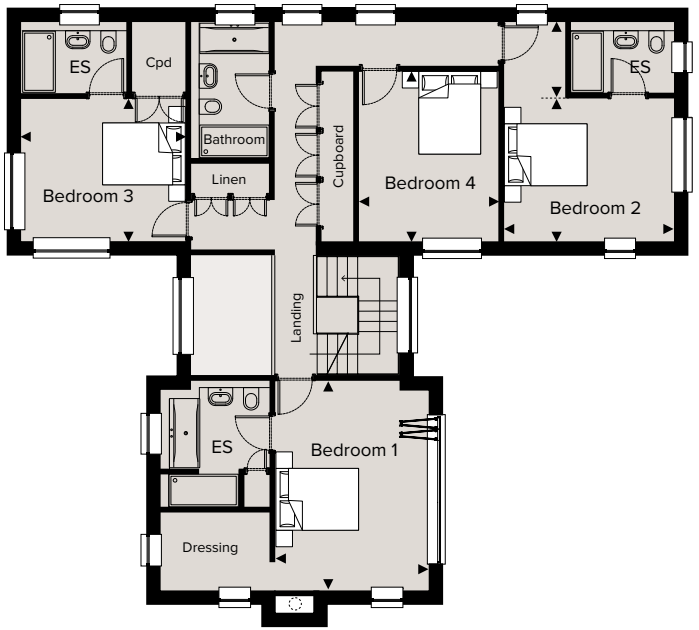
NO.7 TRENEMANS

With delightful views up the valley over unspoilt Devon countryside, this fabulous new home enjoys a thoughtful design which gives two sets of bi-fold doors out to the terracing and views, together with a feature oak staircase leading to the first floor where there are four bedrooms and four bathrooms, three of which are en-suite.

- Delightful views up the valley
- Two sets of bi-fold doors out to terrace
- Triple ascent staircase
- Three en-suite Bedrooms
- Family Bathroom
- Feature natural stone walling

Estimated EPC B





GROUND FLOOR

ROOM	METRIC (m)			IMPERIAL (ft)		
Kitchen/Family/Dining	8.63	x	5.32	28’4	x	17’5
	1.94	x	4.10	6’4	x	13’5
Living	6.57	x	4.87	21’7	x	15’12
Garage	5.97	x	6.22	19’7	x	20’5

FIRST FLOOR

ROOM	METRIC (m)			IMPERIAL (ft)		
Bedroom 1	3.79	x	4.87	12’5	x	15’12
Bedroom 2	4.18	x	3.48	13’9	x	11’5
	1.49	x	1.85	4’11	x	6’0
Bedroom 3	4.02	x	3.48	13’2	x	11’5
Bedroom 4	3.42	x	4.15	11’3	x	13’7

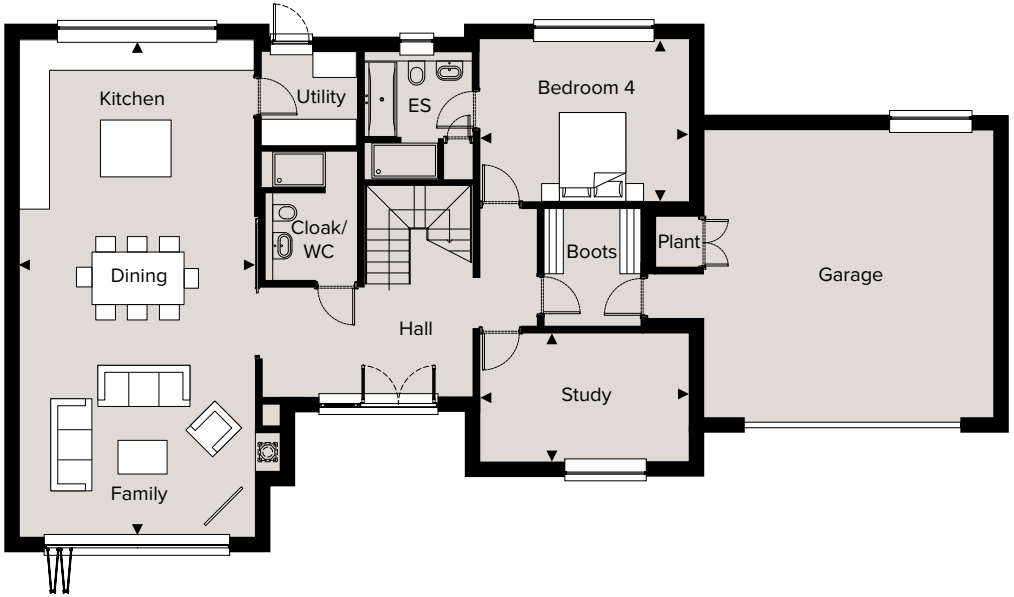
TOTAL INTERNAL FLOOR AREA: 268.38m² / 2889ft² (exc. garage)

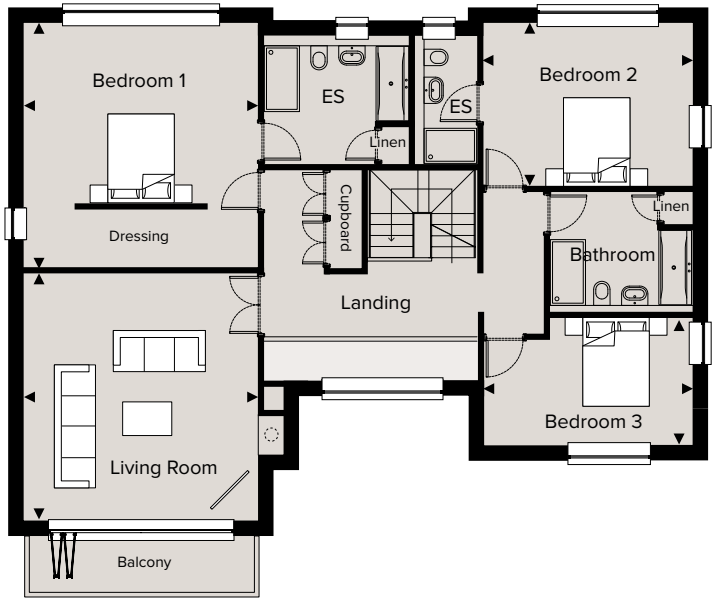
NO.8 TRENEMANS

Prominently located in an elevated location at the top of this prestigious development, this property enjoys extensive views towards the sea which are capitalised by a first floor living room, with bi-fold doors and balcony, also linked by an external staircase to the ground floor living areas and extensive terracing.

- Extensive views
- First Floor Living Room with bi-fold doors & balcony
- Curving external staircase linking Living Room with garden/terrace
- Ground Floor Study
- Four Bedrooms
- Downstairs Bedroom with en-suite
- Galleried Landing
- Wood burning stoves in main family area & separate living room

Estimated EPC B





GROUND FLOOR

ROOM	METRIC (m)			IMPERIAL (ft)		
Kitchen/Family/Dining	11.32	x	5.34	37’2	x	6’2
Study	2.91	x	4.77	9’6	x	15’8
Bedroom 4	3.69	x	4.77	12’1	x	15’8
Garage	6.52	x	6.57	21’5	x	21’7

FIRST FLOOR

ROOM	METRIC (m)			IMPERIAL (ft)		
Living Room	5.66	x	5.34	18’7	x	17’6
Bedroom 1 (inc dressing)	5.54	x	5.34	18’2	x	17’6
Bedroom 2	3.68	x	4.77	12’1	x	15’8
Bedroom 3	2.88	x	4.77	19’8	x	9’5

TOTAL INTERNAL FLOOR AREA: 289.31m² / 3114ft² (exc. garage)

IN TRIBUTE TO THE HISTORIC HERITAGE AND LOCATION, "TRENEMANS" TAKES THE NAME OF THE GRANDMOTHER OF THE FARMER WHO ORIGINALLY OWNED THE LAND.

VISIT: TRENEMANS.CO.UK

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