

THE
REDWOOD

STOWFORD MILL
IVYBRIDGE



BURRINGTON
ESTATES

STOWFORD
MILL

DISCOVER ONE
OF THE
SOUTH WEST'S
BEST KEPT
SECRETS





River Erme

LOCATION

Nestled in the tranquil Erme Valley and framed by Dartmoor National Park.

Discover Stowford Mill, nestled in the tranquil Erme Valley and framed by Dartmoor National Park. Burrington Estates' vision is to transform this eight-acre site into a vibrant community with contemporary new homes.

Tipped to be one of the trendiest places to live, Stowford Mill, with its iconic features, is one of Devon's oldest industrial sites and has been part of the Ivybridge skyline for generations.

First established in the late 18th century, Stowford Mill was the catalyst behind the expansion of the town, helping attract commerce and providing job opportunities for the local area. During its lifetime, the Mill

has retained its special quality, despite many changes in ownership and an evolution in paper production.

Stowford Mill was a hugely successful manufacturing space that sadly became too small for the work it produced. As the owners of the Mill moved their work to Scotland, an opportunity arose to once again transform the eclectic mix of brick and stone buildings into a thriving destination.

The development creates a completely unique new environment in which to live, work and relax. Keeping the best of the stunning heritage architecture whilst using the latest, cutting-edge modern design techniques to create stunning living spaces.

A VIBRANT COMMUNITY OF
CONTEMPORARY NEW HOMES

AN EXECUTIVE 4 BEDROOM HOME

The Redwood

Enjoy life at Stowford Mill nestled within the Erme Valley. The Redwood is a luxurious four bedroom home.

Whilst being generously proportioned, the sage coloured cladding ensures that these homes blend beautifully into Stowford’s parkland. This four bedroom property combines the best aspects of traditional and modern living to create the ideal home for growing families.

The expansive kitchen dining area has every modern convenience with integrated appliances. A set of bi-fold doors means the area is filled with light and provides great entertaining space in the summer months. From the kitchen area you can also access the separate utility and WC. The living room provides an idyllic place to unwind.

Also situated on the ground floor is the integrated garage with remote access roller door and boot room with rear access.

The first floor is home to Bedroom 1 with an impressive walk-in wardrobe leading to the calm sanctuary of your boutique style en-suite, a dressing area and an impressive private terrace. Here there are further two double bedrooms, a family bathroom and views of the mill.

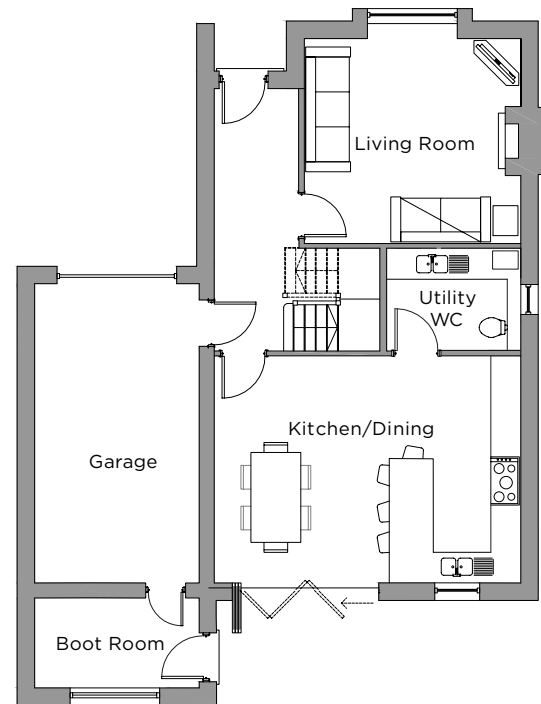
The fourth bedroom with en-suite is located on the second floor along with a large roof space which could serve an array of purposes including; office, cinema or playroom.

The Redwoods enjoy a secure south-facing turfed garden and off-road parking.

MODERN APPLIANCES AND THE FINEST
FITTINGS AND FINISHES ENSURE
EFFORTLESS ENJOYMENT OF YOUR HOME



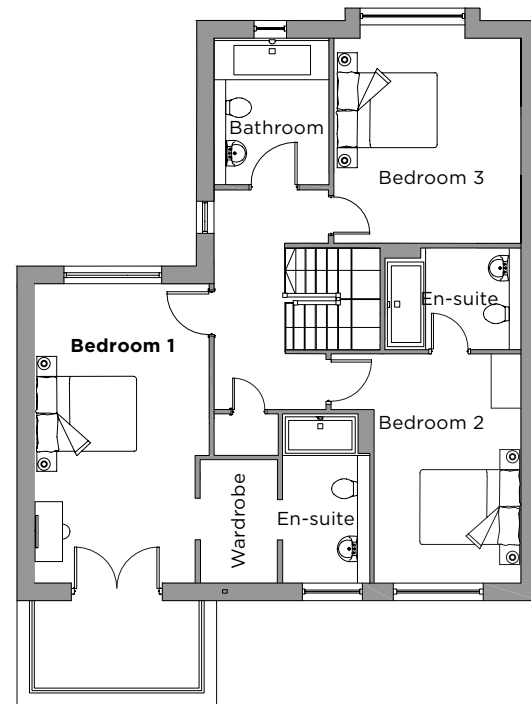
Computer generated images are not to scale. Finishes, materials, and elevation treatments may vary from those shown and landscaping is illustrative only. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Homes may be a 'handed' (mirror image) version of the illustrations. See individual plot details for more information.



GROUND FLOOR

Kitchen/Dining	6.1	4.5	20'0"	14'7"
Living Room	4.3	4.1	14'10"	13'4"
Boot Room	3.2	1.7	10'4"	5'5"
Utility Room/WC	2.7	2.0	8'8"	6'5"

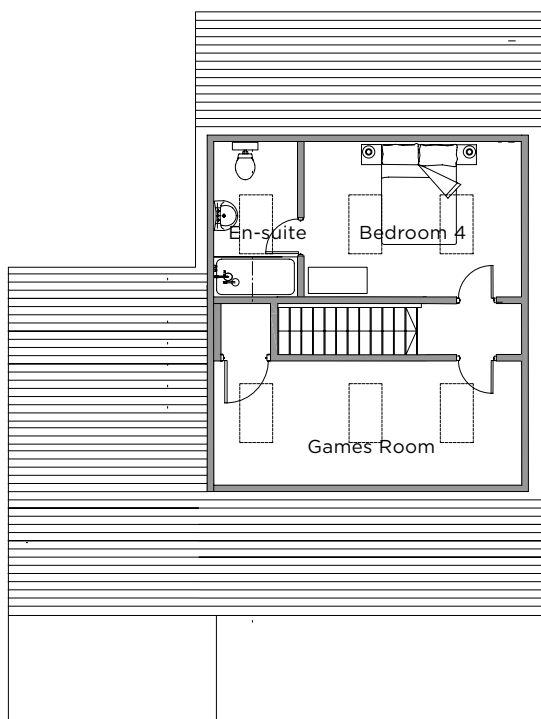
66 SQ/M | 710 SQ/FT



FIRST FLOOR

Bedroom 1	6.0	3.5	19'7"	11'5"
En-suite	3.3	1.7	10'8"	5'5"
Bedroom 2	4.1	3.8	13'4"	12'4"
En-suite	2.7	2.0	8'8"	6'5"
Bedroom 3	4.5	2.9	14'7"	9'5"
Bathroom	2.9	2.0	9'5"	6'5"

80 SQ/M | 861 SQ/FT



SECOND FLOOR

Bedroom 1	4.5	3.2	14'7"	10'4"
En-suite	3.2	1.6	10'8"	5'2"
Games Room	6.2	2.5	20'3"	8'2"

38 SQ/M | 409 SQ/FT

TOTAL INTERNAL AREA 184 SQ/M | 1980 SQ/FT



THE DEVELOPMENT

Site plan



THE REDWOOD

4 bedroom home
homes 1, 2, 3, 4

SPECIFICATION

The finest fixtures and fittings



KITCHENS

- High quality kitchen has been carefully designed and installed by local kitchen designer including quartz worktops*.
- Built under stainless steel sink.
- Siemens eye level oven.
- Siemens eye level combination microwave oven.
- Siemens 5 zone induction hob.
- Integrated extractor fan.
- Integrated 70/30 fridge freezer.
- Integrated dishwasher.
- Integrated wine cooler.
- Engineered oak flooring.
- Brushed steel double sockets and switches throughout home.

UTILITY ROOM/WC

- Choice of floor tiles*.
- Contemporary sanitaryware with concealed cistern and soft close seat.
- British designed and manufactured wall and base units, including quartz worktops.
- Built under stainless steel sink.
- Integrated washing machine.
- Integrated tumble drier*.

BEDROOM

- Fitted wardrobes to bedroom 1 with a range of colour options.
- Luxury fitted carpets.
- Hardwired TV and data point.

BATHROOM AND EN-SUITES

- Full height wall tiles in all bathrooms and en-suites with colour choices available.
- Choice of floor tiles.
- Contemporary sanitary-ware including sinks with mixer taps.
- Rainfall Showers.
- Mirrored wall cabinet to family bathrooms and master en-suite with light and shaver point.

- Mirror with light to all other en-suites where applicable.
- Underfloor heating in all bathrooms and en-suites with touch screen control panels.
- Chrome duel fuel towel rails in all bathrooms and en-suites.

INTERNAL FINISHES

- Contemporary oak and glass staircase with low level LED lighting.
- Premium oak veneer doors throughout.
- Contemporary brushed steel handles on all doors.
- Gloss white wood finishes to skirting boards, architraves and windowsills.
- High-quality paint finish to walls and ceilings.
- Engineered Oak flooring to ground floor with option for luxury carpet in lounge*.
- Luxury carpet to stairs, landings and all bedrooms.

HEATING AND SOLAR

- Wall mounted gas boiler.
- Energy efficient central heating.
- Stylish white flat panel radiators.
- Solar panels as standard.

EXTERNAL FINISHES

- Chrome doorbell.
- External lighting.
- Composite front door with brushed steel ironmongery.
- Turfed garden with natural slate patio/terrace to the rear*.
- External tap at rear.
- Garden boundary treatment to be confirmed by Sales Executive*.
- Smart gas and electric meters.
- Fiber optic BT & Virgin connections to property.
- 10 year structural warranty – from Protek.

GARAGE

- Strip lighting and double power sockets.
- Remotely operated grey metal garage door.
- Concrete floor.
- Internal door leading to property*.

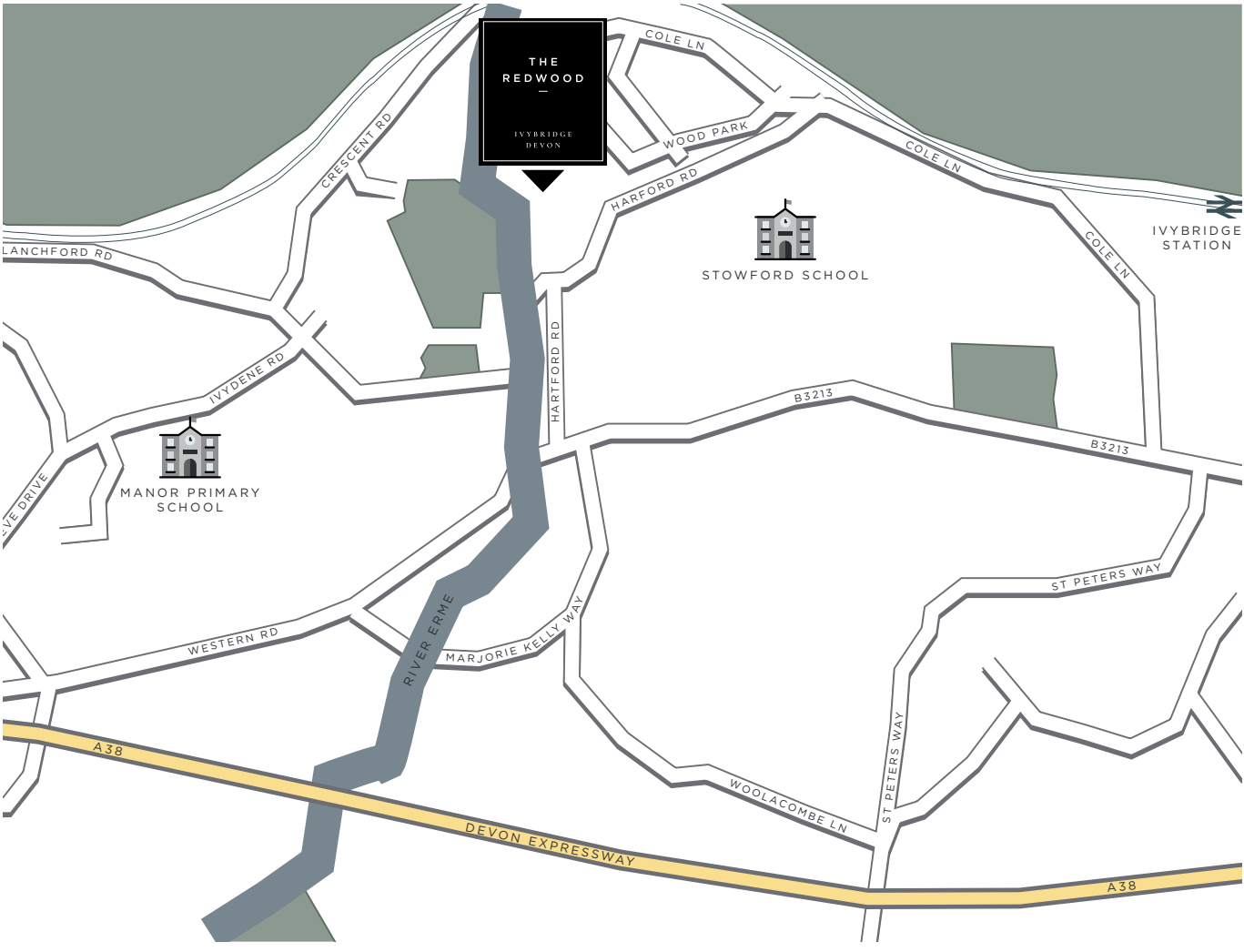
* House type specific, ask Sales Executive for details. Please note the above list could be subject to change if unforeseen circumstances arise. Subject to stage of construction.

Burrington Estates are continually reviewing and updating the specification on all house types, therefore reserves the right to change specification details. For full details regarding current specification and finishes please liaise with your Sales Executive.

The specification and features shown in this brochure were correct at the time of going to press. Floor plans and dimensions shown are approximate and are for identification purposes only. Burrington Estates New Homes is continually reviewing and updating the specification on all house types and therefore reserves the right to change without notification. For full details regarding current specification and finishes for individual plot/s, please refer to our sales team. Photographs shown in this brochure depict typical Burrington Estates New Homes interiors.

HOW TO FIND US

Stowford Mill
Ivybridge, Devon, PL21 0UX



Ivybridge Community College - 0.2 miles
A38 - 0.8 miles
Ivybridge Train Station - 1 mile
Exeter Airport - 38 miles
London - 206 miles



OUR PHILOSOPHY

At the forefront of high quality new developments in the West Country.

Burrington Estates has a highly-regarded reputation as a leading developer of high specification, design-led projects. Through our careful attention to detail, innovative use of technology and sensitive development, we create imaginative properties designed to enhance their stunning coastal, moorland, rural or urban location and tailored to the individual needs of our buyers and tenants.

Recognising exceptional contributions to the creation of outstanding developments, Burrington Estates were awarded the prestigious NHBC Seal of Excellence Awards in 2017 and 2018. In 2020 we received 'Housebuilder of the Year' at the Insider Residential Property Awards.

SETTING A NEW STANDARD IN
HOW WE LIVE AND WORK

Mark Edworthy
Founder

Paul Scantlebury
Founder

Matthew Bennett
Commercial managing director



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STOWFORD
MILL

YOURS TO DISCOVER

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