

Rose moor

Eight eco homes designed for your well being

Belfield

— DEVELOPMENTS —

‘Being built to Passivhaus principles dramatically increases the comfort and energy-efficiency of every Rosemoor home’



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Rosemoor, Ipplepen

Rosemoor is an exciting collection of eight luxurious energy-efficient eco homes set in the thriving village of Ipplepen, Devon.

These 2, 3, and 4-bedroom houses are designed by renowned Passivhaus architects Gale & Snowden. They are one of the leading environmental architectural studios in the country and create healthy, ecological designs that place people and the planet first.

Being built to Passivhaus principles dramatically increases the comfort and energy-efficiency of every Rosemoor home. As healthy buildings, there is a focus on natural materials, the avoidance of plastic and chemicals, and a superior quality of construction. Superior insulation. Superior airtightness. Superior windows and doors.

Living in a fabric-first home like this means substantial energy savings and thus lower heating costs**. It means

comfortable temperatures in both summer and winter, no condensation, and a constant supply of fresh, filtered air. All without the need to open a window, unless you want to.

These high-end luxury homes feature contemporary solid wood kitchens with quartz worktops, appliances by Siemens, wine coolers, full-fibre broadband, video doorbells, electric vehicle charging points, engineered wood flooring, wool carpets, and underfloor heating throughout.

The name Rosemoor links to the heritage of the site. A country home of the same name stood here as far back as 1888. The exteriors of the Rosemoor houses are respectful of local building traditions too. They incorporate stone, render, and timber cladding with slate roofs: just like the picturesque homes of surrounding Ipplepen.

***All energy statistics provided by independent assessors MACH Group based on architect schematics pending testing.*



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Luxury Eco Homes

What makes a luxury home a luxury eco home?

The average person spends 90% of their time indoors*. Coupled with a growing awareness of our impact on the environment, creating houses that are both future-proofed and healthy to spend time in has never been more vital.

A fabric-first approach has been adopted for all the Rosemoor homes. These houses deliver on average more than 10 times better airtightness performance than typical buildings**. This is thanks to high-performance triple-glazed windows and doors by Scandinavian company NorDan and the highly insulated timber frame construction.

Mechanical Ventilation and Heat Recovery systems (MVHR) recover over 90% of the heat from the stale air leaving the house. This heat transfers to the fresh, filtered air coming in, significantly reducing energy costs in winter as well as being beneficial for allergy sufferers.

Air Source Heat Pumps provide hot water and heating from a renewable source: three times more efficient than a typical electric immersion or gas boiler. This cuts running costs by as much as 10-15% and carbon emissions by up to 75%**. Even greater efficiencies are created in combination with the underfloor heating enjoyed by every Rosemoor home.

There are reduced Electromagnetic Field (EMF) zones in every property. These zones aim to reduce the electromagnetic radiation that permeates modern life and are punctuated by hardwired datapoints that permit streaming. A kill switch allows you to temporarily turn off power to specific sockets, reducing electromagnetic frequencies in those areas too.

'Air Source Heat Pumps cut running costs by as much as 10-15% and carbon emissions by up to 75%**'

The end result is properties that are highly insulated and airtight, that retain heat, and that are incredibly cost-effective to run. They showcase a cohesive vision of what healthy living means: for the people who live in them, the local area, and for the planet and the future too.

*According to a study by the US Environmental Protection Agency (EPA).

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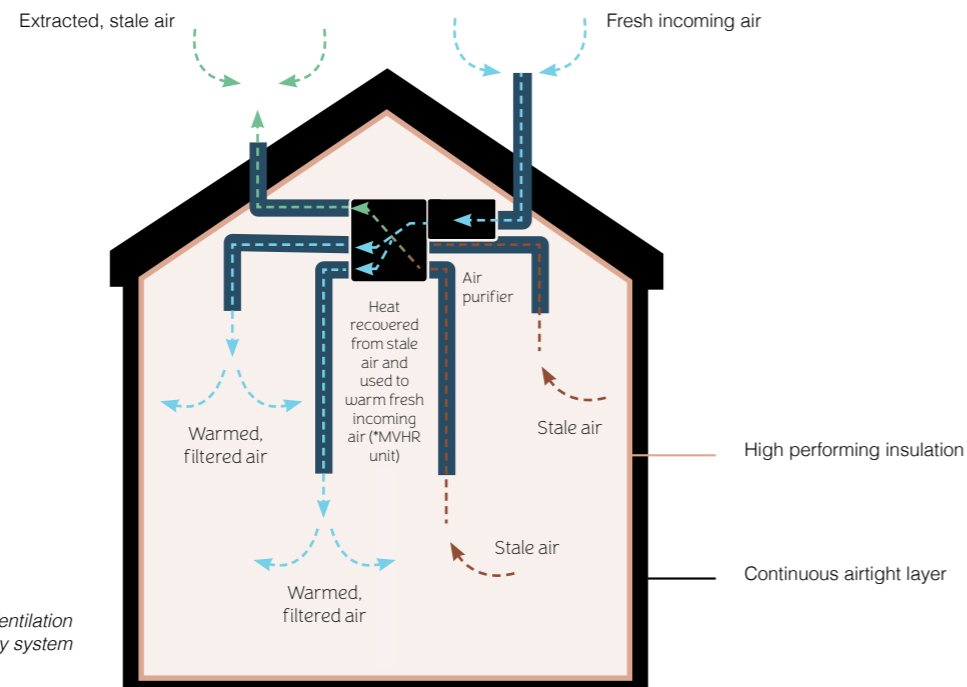
An Investment for the Future

Fresh, filtered air at all times. Cooler in summer. Warmer in winter. Good for allergy sufferers. Highly energy-efficient to run. These are just some of the benefits of the high levels of insulation and airtightness of Rosemoor's eco homes.

Features like large triple-glazed windows mean each house is warmed naturally by solar gain at the same time as experiencing good levels of daylight. This contributes to the well-being of those who live there as well as minimising energy bills.

These are healthy homes from the moment they are built. Natural materials like timber frames and stone prioritise the circular economy and are UK-sourced for a lower carbon footprint. Plastics and chemicals are avoided wherever possible. The energy used in their construction is mitigated by how much is saved running them.

As well as being beautifully-designed spaces, the luxury eco homes of Rosemoor have been built to be healthy and sustainable houses. Each is truly an investment for the future.



* MVHR is Mechanical Ventilation and Heat Recovery system

A warm hello from us here at Belfield,

We are a brother and sister team of property developers based in Devon. Our journey together is all about growing towards building homes that are good for people and good for the planet too.

We want your home to be beautiful. We want it to enable you to feel happy and comfortable, safe and fulfilled. We also want your home to be healthy and sustainable, an investment for you and your family for many, many years to come.

We only build homes we would like to live in ourselves. Somewhere we can imagine laughing around the dining room table, playing with our families in the garden, or rejuvenating in the bath. In short, homes that are homely as well as luxurious.

Every home we build is complete and ready for your moving-in day. We hope you enjoy living in yours as much as we enjoyed creating it.

Kindest regards,


CAMILLA .

Justin and Camilla



Location

Ipplepen is a large and charmingly attractive village with a vibrant community. It is built high on a limestone plateau overlooking the open countryside below.

Local amenities include a primary school, numerous local shops including a butcher and florist, three delightful country pubs, a bowling club, two churches, a post office, a garden centre, a health centre, and a popular community centre.

To the North-West lies Newton Abbot, a historic market town set on the banks of the River Teign. The market tradition is one Newton Abbot continues, with famous

indoor and outdoor markets stocking local produce almost every day of the week.

Journeying through the rolling green hills of Devon, Newton Abbot is 10 minutes by car, Torquay 20 minutes, and the city of Exeter only 40 minutes away. From Exeter, with its delightful Quay and riverside, shopping opportunities, and international airport, regular trains to London take just over two hours. Bristol and Plymouth are one hour away by rail.

From your front door in Ipplepen, the unspoiled wilds of Dartmoor National Park and the fresh sea air of the South Coast are 20 minutes by road in either direction.



‘The unspoiled wilds of Dartmoor and the fresh sea air of the South Coast are 20 minutes away’

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moor



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**Contact our agent below for
more information and to register
your interest.**

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