

# LUSCOMBE HOUSE

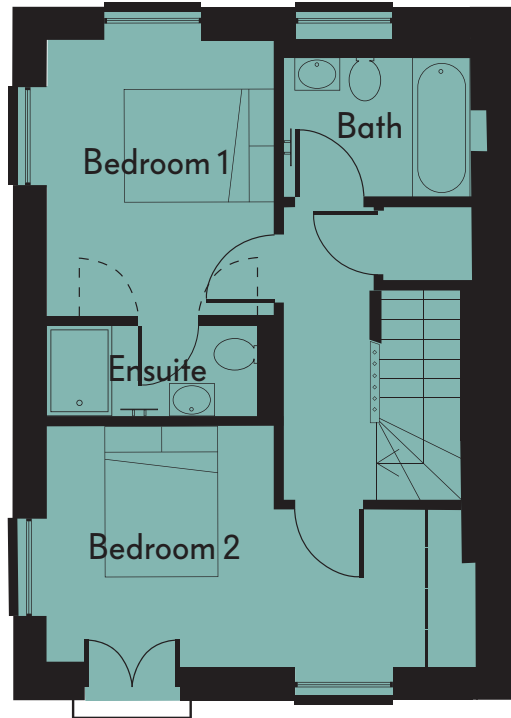
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**An elegant collection of ten luxury homes with  
sea views in the coastal town of Teignmouth**

**BELFIELD**  
DEVELOPMENTS

# No. 1 — Harbourne

A two double bedroom house



Situated in the main house, Harbourne's ground floor features a spacious open-plan kitchen, living and dining room that leads out to a south-facing terrace with sea views. Two double bedrooms and a family bathroom are on the first floor, with an ensuite in the master bedroom. Harbourne has two car parking spaces.

## **Ground Floor**

Kitchen/Living	4.0 x 7.7m	13'1" x 25'3"
WC	1.0 x 1.6m	3'3" x 5'3"

## **First Floor**

Bedroom 1	2.8 x 3.4m	9'2" x 11'2"
Bedroom 2	5.2 x 2.9m	17'1" x 9'5"
Bathroom	2.3 x 1.9m	7'6" x 6'2"
Ensuite	2.8 x 1.1m	9'2" x 3'6"

<b>Total Size</b>	79.3m <sup>2</sup>	853.5 sq ft
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- Two double bedrooms
- Master bedroom with ensuite
- Second bedroom with fitted wardrobe and Juliet balcony
- Open plan kitchen, living and dining room with timber French doors leading to terrace
- Underfloor heating throughout house
- Downstairs cloakroom
- Indian sandstone terrace with cast stone balustrades
- Own private entrance with canopy porch
- Two car parking spaces
- Basement storage unit
- Solid wood Shaker kitchen with oak worktop and upstand
- Ceramic kitchen sink with mixer tap
- Integrated Neff fridge freezer, washer dryer and slimline dishwasher
- Built in Neff Slide & Hide oven and microwave with grill
- Neff induction hob and integrated wine cooler
- Family bathroom and ensuite with thermostatic shower valve, fitted shower head and handheld shower
- Designer sanitary ware by Duravit in collaboration with Philippe Starck
- Countertop basin on quartz surface in bathroom and ensuite
- Natural stone floor tiles in bathroom, ensuite and cloakroom
- Wool carpets and limewashed engineered oak flooring
- Oak internal doors and oak handrail on banisters
- Front entrance light and terrace light

# No. 2 — Carey

## A two double bedroom ground floor apartment



Situated on the ground floor of the main house, Carey is entered through the grand entrance hall. The apartment features two double bedrooms, a bathroom, and an open-plan kitchen, living and dining room that leads out to a south-facing terrace with sea views. Carey has two car parking spaces.

- Two double bedrooms with fitted wardrobes
- Open plan kitchen, living and dining room with timber French doors leading to terrace
- Underfloor heating throughout apartment
- Indian sandstone terrace with cast stone balustrades
- Two car parking spaces
- Basement storage unit
- Family bathroom with steel enamel bath, fitted shower head and handheld shower
- Solid wood Shaker kitchen with oak worktop and upstand
- Ceramic kitchen sink with mixer tap
- Integrated Neff fridge freezer, washer dryer and dishwasher
- Built in Neff Slide & Hide oven and microwave with grill
- Neff induction hob and integrated wine cooler
- Designer sanitary ware by Duravit in collaboration with Philippe Starck
- Countertop basin on quartz surface in bathroom
- Natural stone floor tiles in bathroom
- Wool carpets and limewashed engineered oak flooring
- Oak internal doors with polished brass handles
- Terrace light

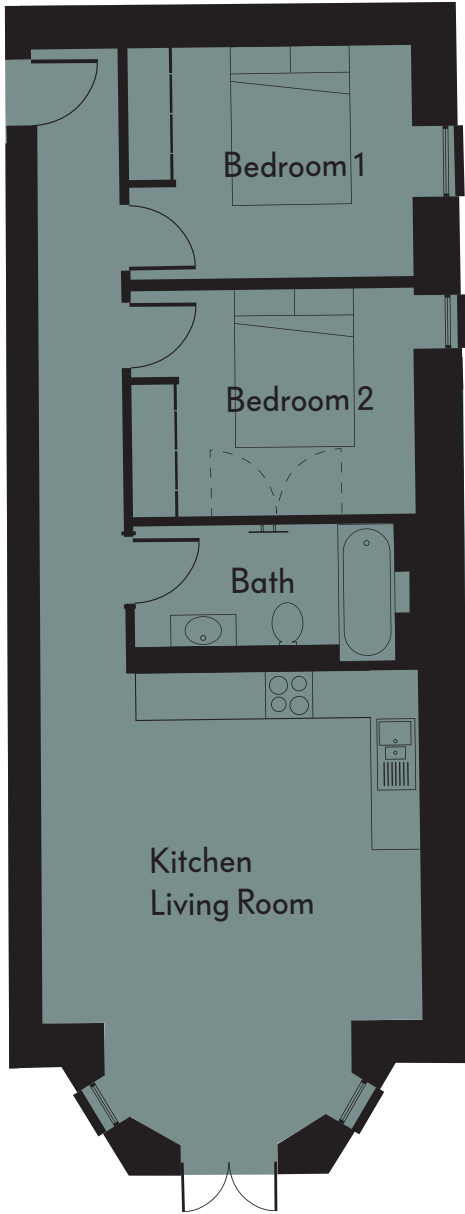
### **Ground Floor**

Kitchen/Living	4.8 x 5.9m	15'8" x 19'4"
Bedroom 1	3.6 x 3.0m	11'8" x 9'9"
Bedroom 2	3.6 x 2.8m	11'8" x 9'2"
Bathroom	3.3 x 1.7m	10'8" x 5'6"

**Total Size** 61.8m<sup>2</sup> 665.2 sq ft

# No. 3 — Barle

## A two double bedroom ground floor apartment



Situated on the ground floor of the main house, Barle is entered through the grand entrance hall. The apartment features two double bedrooms, a bathroom, and an open-plan kitchen, living and dining room that leads out to a south-facing terrace with sea views. Barle has two car parking spaces.

- Two double bedrooms with fitted wardrobes
- Open plan kitchen, living and dining room with timber French doors leading to terrace
- Underfloor heating throughout apartment
- Indian sandstone terrace with cast stone balustrades
- Two car parking spaces
- Basement storage unit
- Family bathroom with steel enamel bath, fitted shower head and handheld shower
- Solid wood Shaker kitchen with oak worktop and upstand
- Ceramic kitchen sink with mixer tap
- Integrated Neff fridge freezer, washer dryer and dishwasher
- Built in Neff Slide & Hide oven and microwave with grill
- Neff induction hob and integrated wine cooler
- Designer sanitary ware by Duravit in collaboration with Philippe Starck
- Countertop basin on quartz surface in bathroom
- Natural stone floor tiles in bathroom
- Wool carpets and limewashed engineered oak flooring
- Oak internal doors with polished brass handles
- Terrace light

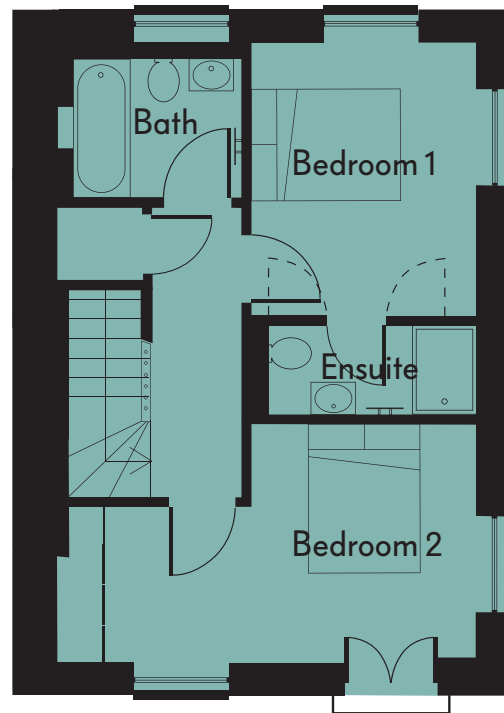
### **Ground Floor**

Kitchen/Living	4.8 x 6.0m	15'8" x 19'7"
Bedroom 1	3.6 x 2.9m	11'8" x 9'5"
Bedroom 2	3.6 x 2.8m	11'8" x 9'2"
Bathroom	3.6 x 1.7m	11'8" x 5'6"

**Total Size** 63.2m<sup>2</sup> 680.2 sq ft

# No. 4 — Yealm

## A two double bedroom house



Situated in the main house, Yealm's ground floor features a spacious open-plan kitchen, living and dining room that leads out to a south-facing terrace with sea views. Two double bedrooms and a family bathroom are on the first floor, with an ensuite in the master bedroom. Yealm has two car parking spaces.

### Ground Floor

Kitchen/Living	4.0 x 7.7m	13'1" x 25'3"
WC	0.8 x 1.6m	2'6" x 5'3"

### First Floor

Bedroom 1	5.2 x 2.9m	17'1" x 9'5"
Bedroom 2	2.8 x 3.4m	9'2" x 11'2"
Bathroom	2.1 x 1.9m	6'9" x 6'2"
Ensuite	2.8 x 1.1m	9'2" x 3'6"

<b>Total Size</b>	78.2m <sup>2</sup>	841.7 sq ft
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- Two double bedrooms
- Master bedroom with ensuite
- Second bedroom with fitted wardrobe and Juliet balcony
- Open plan kitchen, living and dining room with timber French doors leading to terrace
- Underfloor heating throughout house
- Downstairs cloakroom
- Indian sandstone terrace with cast stone balustrades
- Own private entrance with canopy porch
- Two car parking spaces
- Basement storage unit
- Solid wood Shaker kitchen with oak worktop and upstand
- Ceramic kitchen sink with mixer tap
- Integrated Neff fridge freezer, washer dryer and slimline dishwasher
- Built in Neff Slide & Hide oven and microwave with grill
- Neff induction hob and integrated wine cooler
- Family bathroom and ensuite with thermostatic shower valve, fitted shower head and handheld shower
- Designer sanitary ware by Duravit in collaboration with Philippe Starck
- Countertop basin on quartz surface in bathroom and ensuite
- Natural stone floor tiles in bathroom, ensuite and cloakroom
- Wool carpets and limewashed engineered oak flooring
- Oak internal doors and oak handrail on banisters
- Front entrance light and terrace light

# No. 5 — Blackaton

A two double bedroom ground floor apartment



Situated on the ground floor of the main house, Blackaton is entered through the grand entrance hall. The apartment features a spacious open-plan kitchen, living and dining room, a bathroom, and two double bedrooms — with an ensuite in the master bedroom. Blackaton has two car parking spaces.

## **Ground Floor**

Kitchen/Living	4.8 x 7.6m	15'8" x 24'9"
Bedroom 1	4.6 x 4.1m	15'1" x 13'5"
Bedroom 2	5.0 x 2.6m	16'4" x 8'5"
Bathroom	3.3 x 1.8m	10'8" x 5'9"
Ensuite	3.1 x 1.5m	10'2" x 4'9"

**Total Size**      88.1m<sup>2</sup>      948.3 sq ft

- Generous open plan kitchen, living and dining room
- Two double bedrooms
- Master bedroom with ensuite and fitted wardrobe
- Underfloor heating throughout apartment
- Two car parking spaces
- Basement storage unit
- Family bathroom with steel enamel bath, fitted shower head and handheld shower
- Solid wood Shaker kitchen with oak worktop and upstand
- Ceramic kitchen sink with mixer tap
- Integrated Neff fridge freezer, washer dryer and dishwasher
- Built in Neff Slide & Hide oven and microwave with grill
- Neff induction hob and integrated wine cooler
- Designer sanitary ware by Duravit in collaboration with Philippe Starck
- Countertop basin on quartz surface in bathroom and ensuite
- Natural stone floor tiles in bathroom and ensuite
- Wool carpets and limewashed engineered oak flooring
- Oak internal doors with polished brass handles

# No. 6 — Swincombe

A two double bedroom first floor apartment



Situated on the first floor of the main house, Swincombe is entered through the grand entrance hall. The apartment features two double bedrooms, a bathroom, and an open-plan kitchen, living and dining room that leads to a south-facing Juliet balcony with sea views. Swincombe has two car parking spaces.

- Two double bedrooms with fitted wardrobes
- Open plan kitchen, living and dining room with timber French doors
- Bespoke designed Juliet balcony
- Underfloor heating throughout apartment
- Two car parking spaces
- Basement storage unit
- Family bathroom with steel enamel bath, fitted shower head and handheld shower
- Solid wood Shaker kitchen with oak worktop and upstand
- Ceramic kitchen sink with mixer tap
- Integrated Neff fridge freezer, washer dryer and dishwasher
- Built in Neff Slide & Hide oven and microwave with grill
- Neff induction hob and integrated wine cooler
- Designer sanitary ware by Duravit in collaboration with Philippe Starck
- Countertop basin on quartz surface in bathroom
- Natural stone floor tiles in bathroom
- Wool carpets and limewashed engineered oak flooring
- Oak internal doors with polished brass handles

## **First Floor**

Kitchen/Living	4.8 x 6.0m	15'8" x 19'7"
Bedroom 1	3.6 x 3.0m	11'8" x 9'9"
Bedroom 2	3.6 x 2.8m	11'8" x 9'2"
Bathroom	3.3 x 1.7m	10'8" x 5'6"

**Total Size**      62.7m<sup>2</sup>      674.9 sq ft

# No. 7 — Waldon

A two double bedroom first floor apartment



Situated on the first floor of the main house, Waldon is entered through the grand entrance hall. The apartment features two double bedrooms, a bathroom, and an open-plan kitchen, living and dining room that leads to a south-facing Juliet balcony with sea views. Waldon has two car parking spaces.

- Two double bedrooms with fitted wardrobes
- Open plan kitchen, living and dining room with timber French doors
- Bespoke designed Juliet balcony
- Underfloor heating throughout apartment
- Two car parking spaces
- Basement storage unit
- Family bathroom with steel enamel bath, fitted shower head and handheld shower
- Solid wood Shaker kitchen with oak worktop and upstand
- Ceramic kitchen sink with mixer tap
- Integrated Neff fridge freezer, washer dryer and dishwasher
- Built in Neff Slide & Hide oven and microwave with grill
- Neff induction hob and integrated wine cooler
- Designer sanitary ware by Duravit in collaboration with Philippe Starck
- Countertop basin on quartz surface in bathroom
- Natural stone floor tiles in bathroom
- Wool carpets and limewashed engineered oak flooring
- Oak internal doors with polished brass handles

## **First Floor**

Kitchen/Living	4.8 x 6.0m	15'8" x 19'7"
Bedroom 1	3.5 x 2.9m	11'5" x 9'5"
Bedroom 2	3.5 x 2.8m	11'5" x 9'2"
Bathroom	3.5 x 1.7m	11'5" x 5'6"

**Total Size** 63.3m<sup>2</sup> 681.3 sq ft



# No. 8 — Mardle

A two double bedroom first floor apartment



Situated on the first floor of the main house, Mardle is entered through the grand entrance hall. The apartment features a spacious open-plan kitchen, living and dining room, a bathroom, and two double bedrooms — with an ensuite in the master bedroom. Mardle has two car parking spaces.

## **First Floor**

Kitchen/Living	4.9 x 7.7m	16'1" x 25'3"
Bedroom 1	4.5 x 4.0m	14'8" x 13'1"
Bedroom 2	5.1 x 2.7m	16'7" x 8'9"
Bathroom	3.5 x 1.8m	11'5" x 5'9"
Ensuite	3.2 x 1.5m	10'5" x 4'9"

**Total Size** 89.4m<sup>2</sup> 962.3 sq ft

- Generous open plan kitchen, living and dining room
- Two double bedrooms
- Master bedroom with ensuite and fitted wardrobe
- Underfloor heating throughout apartment
- Two car parking spaces
- Basement storage unit
- Family bathroom with steel enamel bath, fitted shower head and handheld shower
- Solid wood Shaker kitchen with oak worktop and upstand
- Ceramic kitchen sink with mixer tap
- Integrated Neff fridge freezer, washer dryer and dishwasher
- Built in Neff Slide & Hide oven and microwave with grill
- Neff induction hob and integrated wine cooler
- Designer sanitary ware by Duravit in collaboration with Philippe Starck
- Countertop basin on quartz surface in bathroom and ensuite
- Natural stone floor tiles in bathroom and ensuite
- Wool carpets and limewashed engineered oak flooring
- Oak internal doors with polished brass handles

# No. 9 — Fingle

A two double bedroom coach house



Situated in the coach house, Fingle's ground floor features a spacious hallway and a master double bedroom, complete with its own private terrace and ensuite. On the first floor is a second double bedroom, bathroom and an open-plan kitchen, living and dining room that leads out to a south-facing roof terrace with sea views. Fingle has two car parking spaces.

## **Ground Floor**

Bedroom 1	5.7 x 4.9m	18'7" x 16'1"
Ensuite	3.0 x 1.4m	9'9" x 4'6"

## **First Floor**

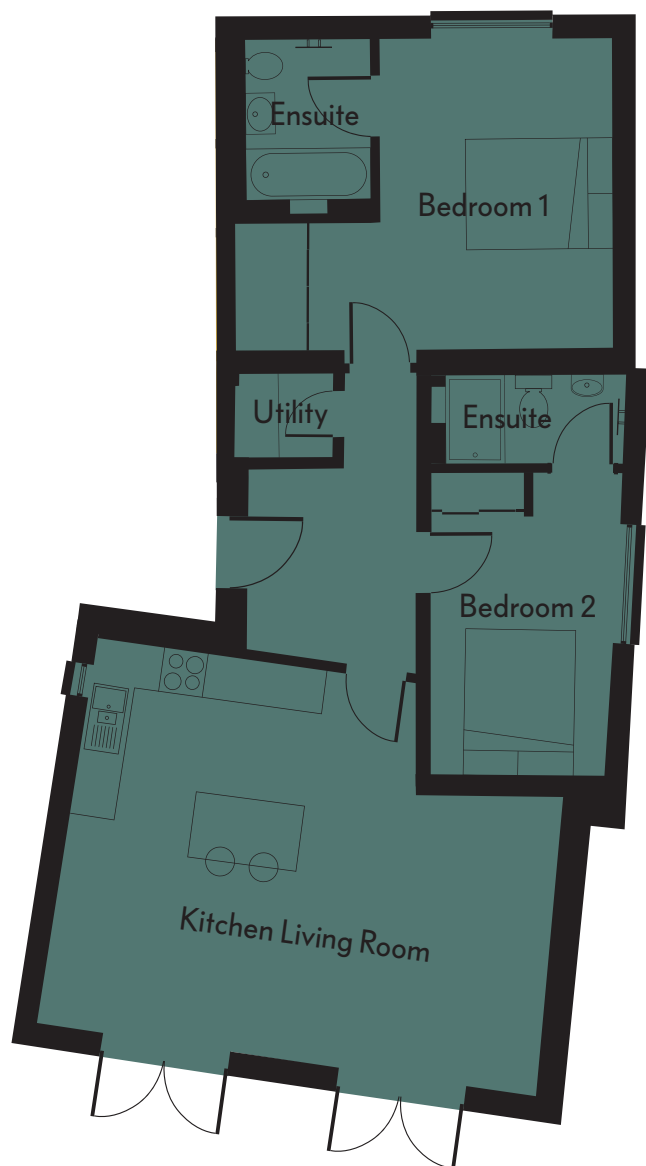
Kitchen/Living	7.6 x 4.3m	24'9" x 14'1"
Bedroom 2	4.3 x 4.2m	14'1" x 13'8"
Bathroom	2.3 x 2.1m	7'6" x 6'9"

<b>Total Size</b>	105.3m <sup>2</sup>	1133.4 sq ft
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- Two double bedrooms with fitted wardrobes
- Master bedroom with ensuite and Indian sandstone ground floor terrace
- Open plan kitchen, living and dining room with breakfast bar
- Timber French doors opening out onto roof terrace
- Underfloor heating throughout house
- Own private entrance
- Two car parking spaces
- Basement storage unit in main house
- Solid wood Shaker kitchen with oak worktop and upstand
- Ceramic kitchen sink with mixer tap
- Integrated Neff fridge and freezer, washer dryer and slimline dishwasher
- Built in Neff Slide & Hide oven
- Neff microwave with grill
- Neff induction hob and integrated wine cooler
- Family bathroom with steel enamel bath, fitted shower head and handheld shower
- Designer sanitary ware by Duravit in collaboration with Philippe Starck
- Countertop basin on quartz surface in bathroom and ensuite
- Natural stone floor tiles in bathroom and ensuite
- Wool carpets and limewashed engineered oak flooring
- Oak internal doors with antique black iron handles
- Open staircase with oak banister and handrail
- Built-in storage on first floor landing
- Front entrance light and terrace lights

# No. 10 — Bramble

A two double bedroom ground floor coach house apartment



Situated in the coach house, Bramble features two double bedrooms, both with ensuite bathrooms. A large entrance hallway leads through to an open-plan kitchen, living and dining room that leads out to a south-facing terrace with sea views. Bramble has two car parking spaces.

- Two double bedrooms with fitted wardrobes
- Ensuite bathrooms in both bedrooms
- Open plan kitchen, living and dining room
- Kitchen island with breakfast bar
- Timber French doors opening out onto Indian sandstone terrace
- Underfloor heating throughout apartment
- Own private entrance
- Two car parking spaces
- Basement storage unit in main house
- Solid wood Shaker kitchen with oak worktop and upstand
- Ceramic kitchen sink with mixer tap
- Integrated Neff fridge freezer and dishwasher
- Built in Neff Slide & Hide oven and microwave with grill
- Neff induction hob and integrated wine cooler
- Utility room with integrated Neff washer dryer
- Designer sanitary ware by Duravit in collaboration with Philippe Starck
- Countertop basin on quartz surface in master bedroom ensuite
- Natural stone floor tiles in ensuite bathrooms
- Wool carpets and limewashed engineered oak flooring
- Oak internal doors with antique black iron handles
- Front entrance light and terrace lights

## **Ground Floor**

Kitchen/Living	6.8 x 5.4m	22'3" x 17'7"
Bedroom 1	4.2 x 3.2m	13'8" x 10'5"
Bedroom 2	2.9 x 4.4m	9'5" x 14'4"
Ensuite 1	2.2 x 2.6m	7'2" x 8'5"
Ensuite 2	2.6 x 1.5m	8'5" x 4'9"
Utility	1.5 x 1.3m	4'9" x 4'3"

**Total Size** 81.7m<sup>2</sup> 879.4 sq ft

# Luscombe House Site Plan



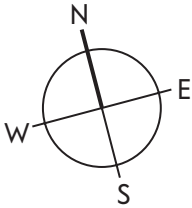
**Ground Floor**

**First Floor**

- No.1 Harbourne**
- No.4 Yealm**
- No.2 Carey**
- No.3 Barle**
- No.5 Blackatton**
- No.8 Mardle**
- No.6 Swincombe**
- No.7 Waldon**
- No.9 Fingle**
- No.10 Bramble**

We have made every effort to accurately represent the Luscombe House site as it has been designed. However, please note that the site map is indicative and intended for guidance only. Site map is not to scale. Landscaping is indicative only and may alter during construction. Please speak to the team at Complete Estate Agents for full details.

# Luscombe House Basement Plan

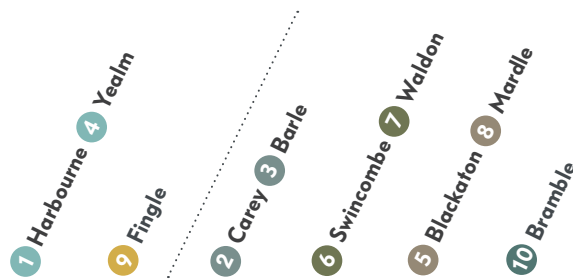


**Basement Floor**

- No.1 Harbourne
- No.4 Yealm
- No.2 Carey
- No.3 Barle
- No.5 Blackaton
- No.8 Mardle
- No.6 Swincombe
- No.7 Waldon
- No.9 Fingle
- No.10 Bramble

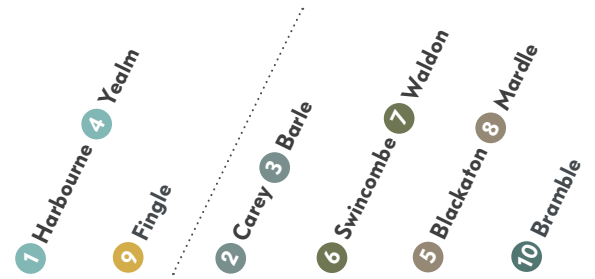
We have made every effort to accurately represent the Luscombe House basement plan as it has been designed. However, please note that the plan is indicative and intended for guidance only. Plan is not to scale. Please speak to the team at Complete Estate Agents for full details.

# The Full Features 1 of 2



	Two Bedroom Houses			Two Bedroom Apartments		
<b>Kitchen</b>						
*Choice of colours on fitted solid wood kitchen units with soft close hinges	●	●	●	●	●	●
*Choice of kitchen cupboard handles	●	●	●	●	●	●
Solid oak worktop with upstand	●	●	●	●	●	● <sup>1</sup>
Ceramic 1.5 bowl inset sink with drainer	●	●	●	●	●	●
*Choice of chrome contemporary or traditional mixer tap	●	●	●	●	●	●
Black and stainless steel Neff Slide & Hide built in single electric oven and microwave with grill	●	● <sup>2</sup>	●	●	●	●
Integrated Neff fridge freezer, washer dryer and dishwasher (slimline in some houses)	● <sup>3</sup>	● <sup>3,4</sup>	●	●	●	● <sup>5</sup>
Black Neff induction hob	●	●	●	●	●	●
*Choice of colours for tiled hob splashback	●	●	●	●	●	●
Integrated stainless steel wine cooler	●	●	●	●	●	●
Stainless steel cooker hood	●	●	●	●	●	●
Under cabinet lighting	●	●	●	●	●	●
<b>Bathrooms and Ensuites (where applicable)</b>						
*Choice of contemporary Duravit or traditional Burlington white sanitary ware	●	●	●	●	●	●
*Choice of contemporary or traditional wall mounted basin taps, with white countertop basin on quartz surface (where applicable)	●	●	●	●	●	●
White steel enamel bath with bath filler, thermostatic bath and shower valve, fixed shower head and handheld shower head, and glazed bath screen (bathroom)	●	●	●	●	●	●
Low profile shower tray, thermostatic shower valve with fixed shower head and handheld shower head, and glazed enclosure (ensuite)	●	●	●	●	●	●
*Choice of colours for tiled basin splashback, full height tiling around bath, and full height tiling in shower enclosure (where applicable)	●	●	●	●	●	●
Heated electric towel rail	●	●	●	●	●	●
Heated mirror with light (where applicable) ◇	●	●	●	●	●	●
Chrome shaver socket	●	●	●	●	●	●
Extractor fan	●	●	●	●	●	●
<b>Cloakroom</b>						
*Choice of designer contemporary or traditional white sanitary ware with chrome basin mounted taps	●					
*Choice of colours for tiled basin splashback	●					
<b>Flooring</b>						
Engineered oak flooring to hallway, kitchen and living room	●	●	●	●	●	● <sup>1</sup>
*Choice of colours on wool carpet for bedrooms and stairs (where applicable)	●	●	●	●	●	●
*Choice of natural stone tiled flooring by Mandarin Stone in bathrooms, ensuites and cloakrooms (where applicable)	●	●	●	●	●	●

# The Full Features 2 of 2



Bedrooms	Two Bedroom Houses		Two Bedroom Apartments			
*Choice of colours on fitted Shaker wardrobe to bedrooms (where applicable) with hanging rail and shelf	●	●	●	●	●	●
<b>Interior Features</b>						
*Paint colour — choice of one colour for interior walls	●	●	●	●	●	●
Oak internal doors with polished brass (main house) or antique black iron (coach house) door furniture	●	●	●	●	●	●
Banisters with solid oak handrail and cap	● <sup>6</sup>	● <sup>6</sup>				
Television points wired for Sky in living room and all bedrooms (buyer subscription required)	●	●	●	●	●	●
Telephone point in living room	●	●	●	●	●	●
Polished chrome switches and sockets	●	●	●	●	●	●
LED recessed downlighting throughout house/apartment	●	●	●	●	●	●
Underfloor heating throughout house/apartment	●	●	●	●	●	●
Gas central heating with wall mounted boiler	●	●	●	●	●	●
Mains wired smoke detectors and heat detector	●	●	●	●	●	●
Basement storage unit	●	●	●	●	●	●
<b>Windows and Doors</b>						
White uPVC double glazed Georgian sash windows (main house) and casement windows (coach house)	●	●	●	●	●	●
White timber double glazed French doors	●	●	●	●		●
Timber front door with doorbell and letterplate or postbox †	●	●	●	●	●	●
<b>Exterior Features</b>						
Front entrance light	●	●				●
Terrace light	●	●	●			●
Bespoke designed Juliet balcony	●			●		
Slate house name sign	●	●	●	●	●	●
Natural stone terrace with cold water tap	●	●	●			●
Communal front garden	●	●	●	●	●	●
<b>Customer Care</b>						
One year customer care with Belfield Developments	●	●	●	●	●	●

\* Buyer will be able to choose from a selection from these items. These design decisions will need to be made by a certain date in the build stage.

◇ Please check with Complete Estate Agents for individual mirror design per home

† Houses 1, 4, 9 and Apartment 10 have a postbox

The specification and features shown are correct at the time of going to press on May 22nd 2017. Belfield Developments continually review and update the specifications on all houses and therefore reserve the right to change specification details. Appliances have a manufacturers warranty. For the full details regarding the home you are interested in, please speak to the team at Complete Estate Agents.

1 Included for Apartment 10 utility room

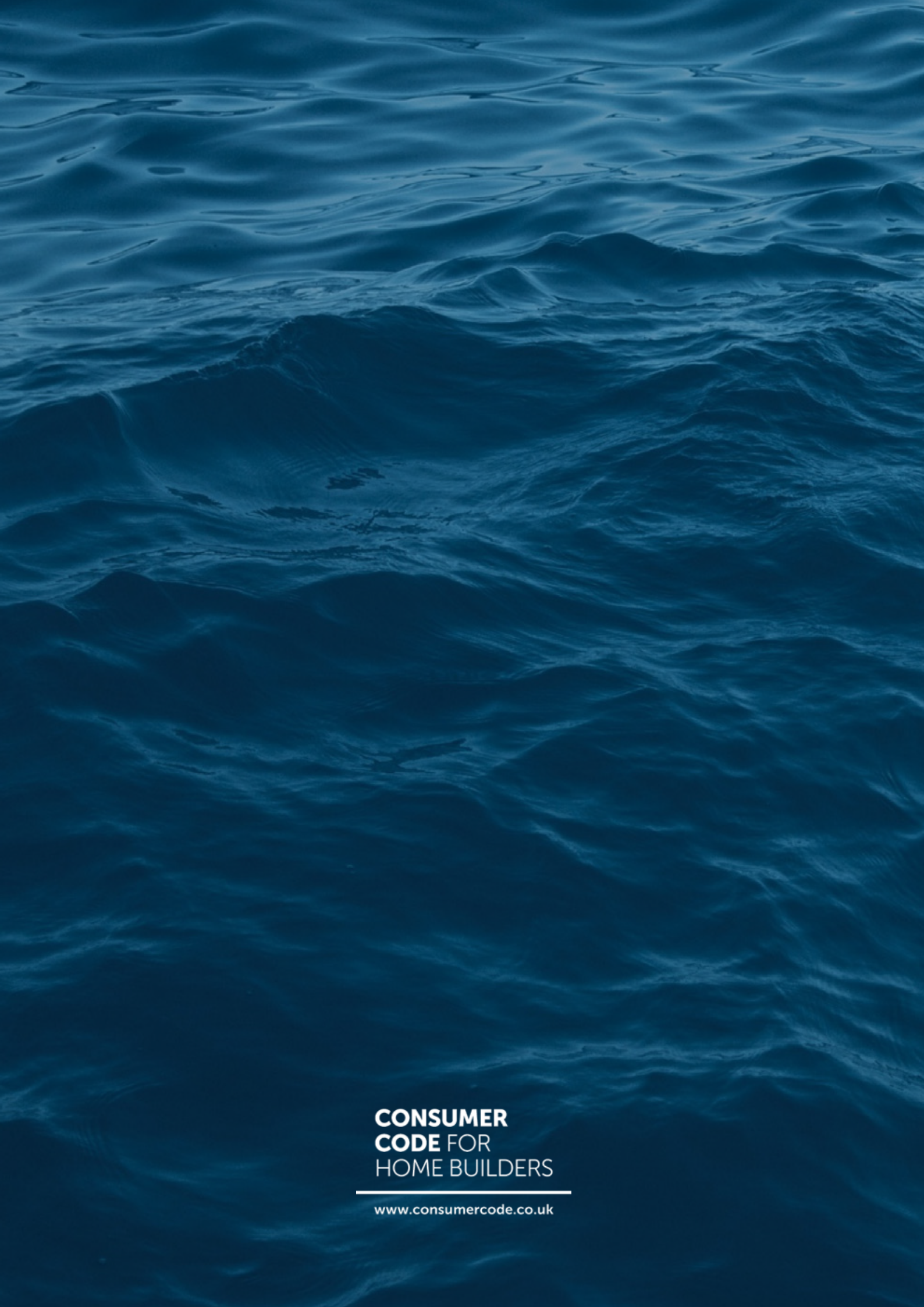
2 House 9 has a worktop microwave

3 Apartment 1, Apartment 4 and House 9 have a slimline dishwasher

4 House 9 has an undercounter fridge and freezer

5 Washer Dryer in Utility Room

6 Painted banisters in Houses 1 and 4, and oak banisters in House 9



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