

Barton Rise



Tipton St John in the Heart of East Devon

The village has history dating back to the Domesday Book, and between 1874 and 1967 where Tipton St John formed an integral part of the rail network with a bustling station on the mainline carrying passengers from London and the Midlands to the popular seaside resorts of Sidmouth, Budleigh Salterton and Exmouth.

Nestled in the Otter Valley, and a mere three miles from the coast, Tipton St John with its strong community ethos has become a very popular village in this rural location ideally situated in this wonderful county of East Devon.

With its Community Hall, Playing Fields, Church, School, Shop, Garage and Pub it now provides home to an active community for its residents and visitors alike.

You may like to walk or cycle through quiet country lanes, walk alongside the river, or through forest and disused railway tracks. Or why not sit and enjoy some peace and quiet in our recreation ground beside the river or perhaps a warm welcome in the Pub is more to your liking.





East Devon

East Devon is home to a wealth of local attractions and sites of interest perfect for families and couples alike. The area is famed for many things but not least it's Jurassic Coast (England's first UNESCO World Heritage site). Couple that with the fact the majority of the East Devon area is designated as an Area of Outstanding Natural Beauty and you have something really quite special!

Spanning the East Devon countryside through to the coast are a number of dramatic valleys, including the Exe, Culm, Otter, Sid and Axe. Many idyllic villages can be found here and wildlife diversity is high. The opportunity to explore these valleys and the high ridges that separate them should not be missed.

East Devon has much to offer to those who enjoy outdoor pursuits such as walking, cycling, golf and many other country and river sports. With countryside in abundance and the city of Exeter on your doorstep you have the benefit of a varied lifestyle.



About Barton Rise

A unique development of three, four & five bedroom bespoke properties, built to a very high specification. Enjoying stunning views across the Otter Valley situated on the edge of the sought after village of Tipton St John. The development comprises of 3 houses and 2 bungalows.

Using the latest in construction materials to form these beautiful properties incorporating features including, green roofs, green walls and underfloor heating.

Transport Links:

Honiton Train Station - 9.7miles
Exeter Train Station - 14.5 miles
Exeter Airport - 6.5 miles
M5 - 10.5 miles

Nearby:

Ottery St Mary - 2.9 miles
Sidmouth - 4.4 miles
Budleigh Salterton - 7.1 miles
Exeter City Centre - 13.8 miles

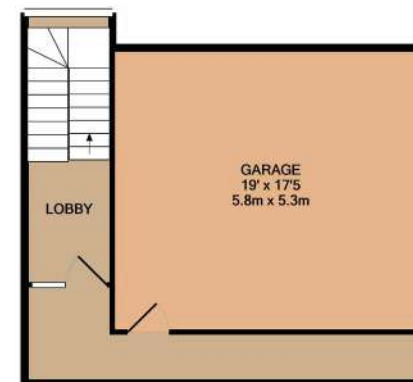
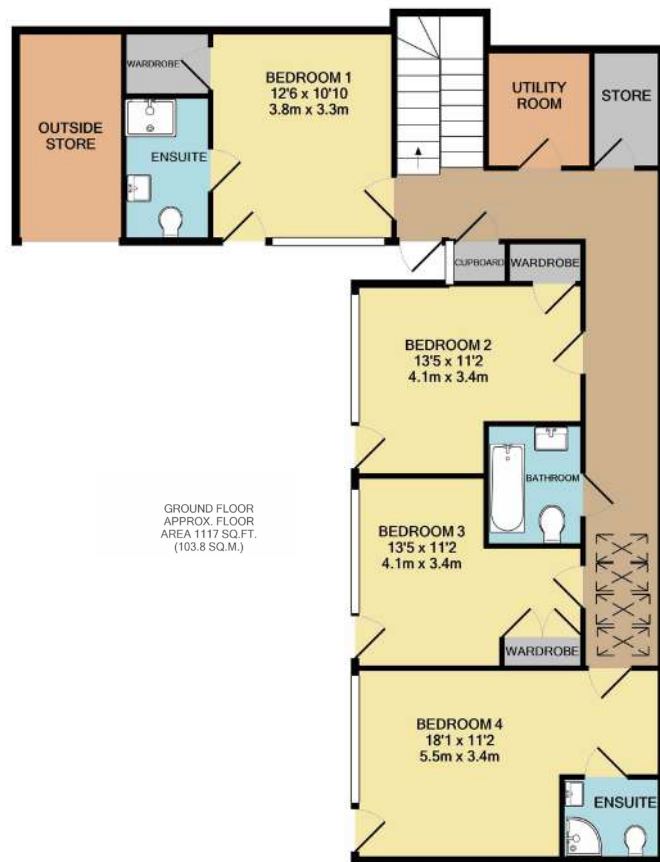




Plots 1, 2 & 3

Beautiful contemporary four/five bedroom detached house, enjoying stunning views over the Otter valley. Enter this impressive home passed the large double garage and into the light and airy entrance hall with large window. First floor has a spacious open plan fully fitted kitchen/ dining / living room with picture windows making the most of the views, a shower room and bed 5 with patio doors out onto the fantastic sun terrace surrounded by glass balustrade. On the ground floor are four bedrooms all with floor to ceiling windows and doors out onto the garden. Two of the bedrooms have en-suite showers rooms, there is also a generous sized laundry room and plant room. All properties have under floor heating.

*Additional land maybe available to purchase *Plot 1 in photo



The floor plans shown are not to scale. This plan is for illustrative purposes only, whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms, and any other items are based on the architectural drawings and are for guidance only. Slight variations may occur during construction. No responsibility is taken for any error, omission or mis-statement. Please check the details of your chosen plot with your sales negotiator prior to reservation. Information is correct at time of print. The developer has a policy of continued improvement and reserves the right to change specification, designs, floor plans and site plans at any time.

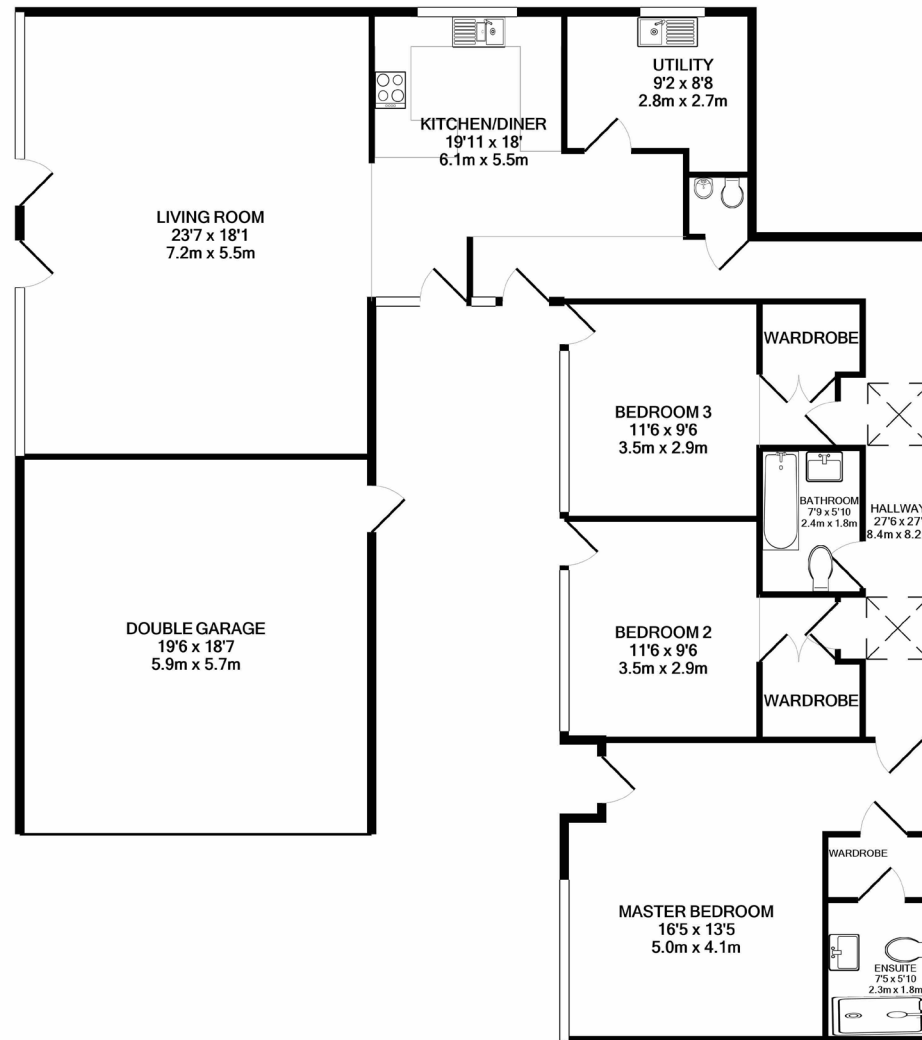


Plots 6 & 10

Lovely three bedroom detached bungalow built to a very high specification with wonderful extended views over the Ottery Valley. As you enter the property from the private enclosed courtyard you will find a very light and airy fully fitted Kitchen / dining / living area with high ceilings and floor to ceiling windows, utility room and cloakroom. There are two bedrooms with built in wardrobe, floor to ceiling windows and patio doors onto the courtyard and a family bathroom. The generously sized master bedroom also has full length windows and door onto the courtyard as well as through wardrobe and en-suite shower room. There is also a spacious double garage.

*Plot 10 in photos





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How to Find Us

With the city of Exeter only thirty minutes away and the motorway closer, still it's easy to find Tipton St John. From junction 29 of the M5 continue on the Honiton Road (A30). Turn off towards Ottery St Mary and follow this road though Ottery St Mary towards Sidmouth. Travel through Wiggaton and continue until you see the right turn to Tipton St John. Go into the village and take the second turning into Hayne Hill then immediately left and Barton Rise can be found up on the right hand side.

If you are arriving from the Sidmouth to Exeter road continue until you see the left turn to Tipton St John. Go into the village and take the second turning into Hayne Hill then immediately left and Barton Rise can be found up on the right hand side.



Specification²

Kitchen

- Fully fitted contemporary kitchens with range of wall and floor cupboards.
- All doors with soft closing hinges
- Integrated appliances including stainless steel double oven, induction hob and extractor hood
- Integrated dishwasher and fridge freezer
- Stainless steel 1 1/2 bowl sink with chrome single mixer tap

Bathroom, En-Suite and Cloakroom

- Contemporary bathroom suites with vanity units, bath and shower thermostatic valves

Internal Finishes

- Smooth matt emulsion finish to walls and ceilings in white
- Linear smooth doors
- Luxury vinyl tiling or similar floor finishes to kitchen, dining and living areas
- Carpeting to bedrooms and luxury vinyl tiling to bathroom and en-suites





Utility

- Fitted units and work surface with square edge profile to compliment the main kitchen.
- Stainless steel 1 bowl sink with chrome mixer tap
- Space and plumbing for washing machine and tumble dryer

Electrical

- CAT 5 wiring to living room
- Gloss white switches and sockets
- Mains operated smoke alarm
- Gloss white LED downlights to kitchen, dining room, bathroom, en-suites and cloakroom
- Pendants to living room and bedrooms
- Electric operated garage doors



External Finishes

- Green roofing and green wall where indicated on plans

Heating and Energy Performance

- Underfloor heating throughout with thermostatic remote controls
- Nordan aluminium clad high performance window system with tilt 'n turn windows to most bedrooms
- Nordan aluminium clad external doors with multi point locking
- Each home is inspected throughout construction by ARK who will provide a 10 year New Homes Warranty

²The specifications shown are correct at the time of going to press. The specifications are continually reviewed and updated and therefore the developer reserves the right to change the details of the specification. Images shown are for illustrative purposes only and show the type of finishes and fixtures that will be used.



A Space for Your Notes...



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