GABRIEL COURT

STOKE GABRIEL, DEVON

PARK GREEN

The Developer

Park Green has developed an enviable reputation over two decades of constructing high quality living environments across the South West. Specialising in luxury homes, great care and attention to detail is expended to ensure that our exacting standards are met. The highest priority is placed on customer service, and all our homes benefit from a ten year warranty. We have a passion to provide homes of the very highest quality in the best locations of the South West.

GABRIEL COURT

STOKE GABRIEL, DEVON

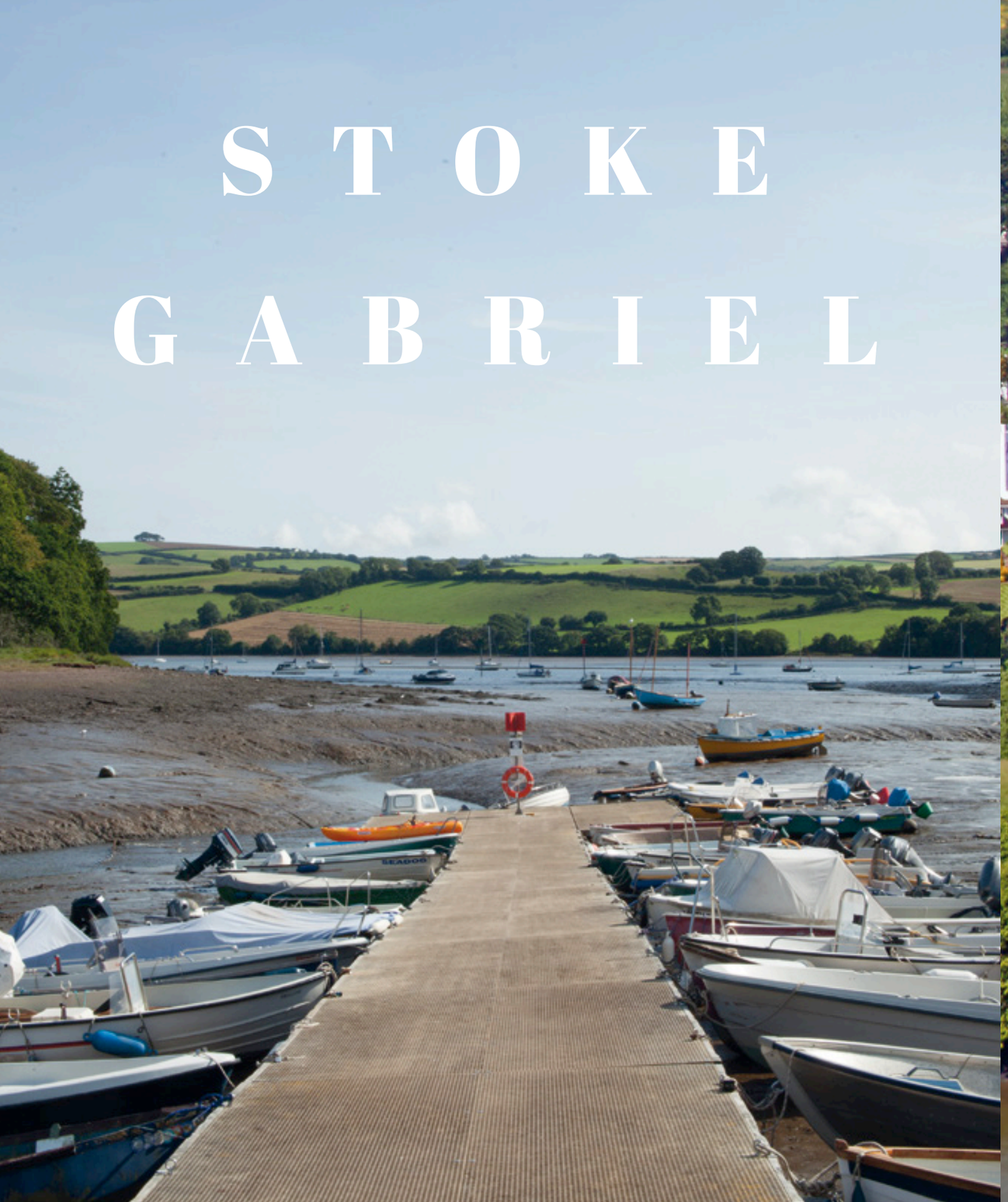
A new development in the heart of Stoke Gabriel

DEVON

Visit Devon and you'll want to stay forever…

This is a stunning county of great contrasts, with two beautiful coastlines, two National Parks and five official Areas of Outstanding Natural Beauty. There's so much to visit and do: family attractions, historic buildings, award-winning places to eat, thrilling outdoor activities, and exciting events happening all year round.

STOKE GABRIEL



A JEWEL ON THE DART

Situated in a creek in the upper reaches of the beautiful estuary of the River Dart, this ancient and unspoilt village retains its quintessentially English village atmosphere.

Whether in its Norman church with its 1,000 year-old yew tree in the churchyard, its old inn or the gentle tangle of cottages leading down to the river where locals have fished for Dart Salmon for centuries, the past lies all around. From the quay by the river, where children can go crabbing, there are gentle strolls to be taken along by the river bank or through the old apple orchard and winding streets of the village, where unexpected glimpses abound.

In addition to its natural beauty and historic interest, the village is well served with local amenities; pubs, local shops, a restaurant and a well regarded primary school all lie within walking distance of Gabriel Court.

IDEAL LOCATION

Stoke Gabriel is very well located, being close to both Totnes and Paignton, with Torquay just beyond. The cities of Exeter and Plymouth are just a 45 minute drive away.

Rail connections to Bristol and London Paddington, and more locally, with Exeter and Plymouth, are available in Totnes and Torquay.

For travel further afield, Exeter airport offers flights to a wide variety of national and international destinations.

THE DEVELOPMENT

Set in the heart of the tranquil haven that is Stoke Gabriel, this development of just thirteen houses, sensitively reflects the charm and character of the village. Designed to a high specification, each house will be built to a traditional design and benefits from generous gardens and off-street parking. Internally, the homes have been designed to optimise space, rural and estuary views, and natural light, creating living spaces that are as practical as they are desirable.

GABRIEL COURT'S HISTORY

Originally known as Hill House, the site was for over 450 years the home of the local squires, the Churchward family, and in that time has played a small part in events of national significance. William of Orange spent his first night in England at Hill House after landing at Brixham in 1688, and in an earlier age, Sir Walter Raleigh's navigator, John Davis, on the first night of his return from America, did "retire to Hill House to partake of the Tobacco plant", one of the first occasions that tobacco was smoked in England.

The land on which Gabriel Court stands was first acquired by William and Maud Churchward in 1477, who built Hill House.

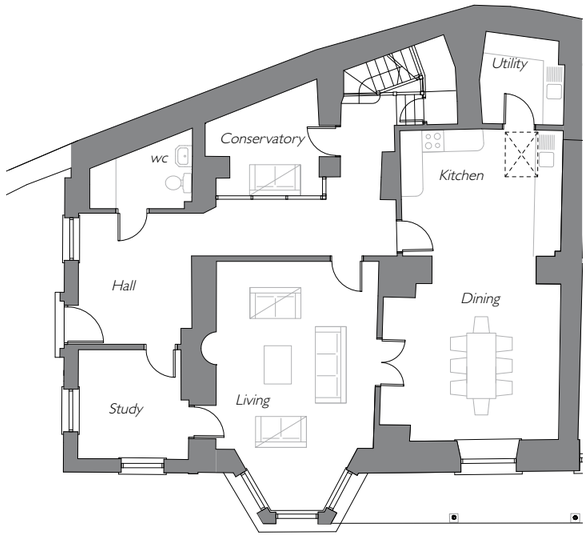
This building was substantially altered in the 1540's, but was little changed until the late 19th century, when the house was completely remodelled and a new facade was added.

The last of the Churchward family left in the early 1920's, whereupon Hill House became a hotel. Operating as the Gabriel Court Hotel, it became a much loved centre of village life, newly restored and converted, it now enters a new phase of its history as part of Gabriel Court.

HILL HOUSE

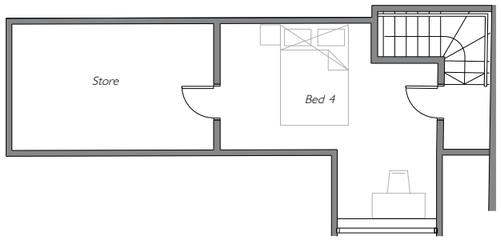
HILL HOUSE

A newly converted 4 bedroom house with its own private entrance, extensive gardens and off-street parking.



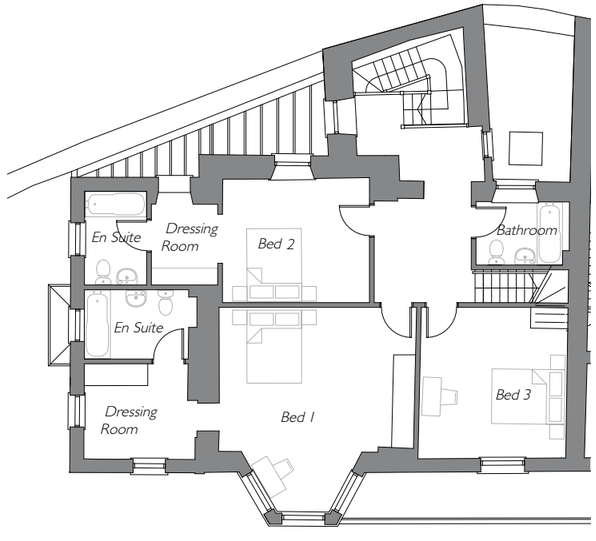
GROUND FLOOR

Living	**4.4 m**	**x**	**6.9 m**	**14 ft 4 in**	**x**	**22 ft 7 in**
Kitchen	**4.4 m**	**x**	**4.3 m**	**14 ft 6 in**	**x**	**14 ft 1 in**
Dining	**4.9 m**	**x**	**4.3 m**	**16 ft 2 in**	**x**	**14 ft 1 in**
Conservatory	**2.8 m**	**x**	**3.1 m**	**9 ft 2 in**	**x**	**10 ft 2 in**
Study	**3.1 m**	**x**	**3.0 m**	**10 ft 2 in**	**x**	**9 ft 10 in**
Hall	**3.1 m**	**x**	**3.6 m**	**10 ft 2 in**	**x**	**11 ft 10 in**
Utility	**2.3 m**	**x**	**2.4 m**	**7 ft 7 in**	**x**	**8 ft 0 in**



SECOND FLOOR

Bedroom 4	**4.3 m**	**x**	**3.9 m**	**14 ft 0 in**	**x**	**12 ft 8 in**
Store	**4.0 m**	**x**	**2.5 m**	**13 ft 2 in**	**x**	**8 ft 2 in**



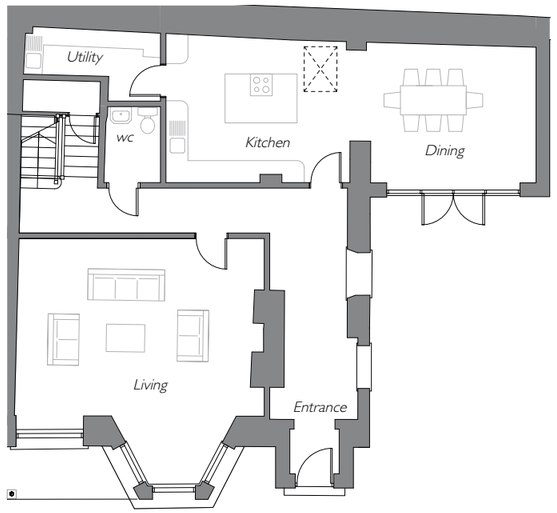
FIRST FLOOR

Bedroom 1	**5.3 m**	**x**	**5.6 m**	**17 ft 6 in**	**x**	**18 ft 6 in**
Dressing 1	**3.0 m**	**x**	**2.6 m**	**9 ft 10 in**	**x**	**8 ft 6 in**
En Suite	**3.0 m**	**x**	**1.9 m**	**9 ft 10 in**	**x**	**6 ft 3 in**
Bedroom 2	**4.0 m**	**x**	**3.4 m**	**13 ft 2 in**	**x**	**11 ft 2 in**
Dressing 2	**1.8 m**	**x**	**2.7 m**	**5 ft 11 in**	**x**	**8 ft 10 in**
En Suite	**1.6 m**	**x**	**2.5 m**	**5 ft 3 in**	**x**	**8 ft 2 in**
Bedroom 3	**4.0 m**	**x**	**4.1 m**	**13 ft 6 in**	**x**	**13 ft 3 in**
Bathroom	**2.5 m**	**x**	**1.7 m**	**8 ft 2 in**	**x**	**5 ft 7 in**

CHURCHWARD HOUSE

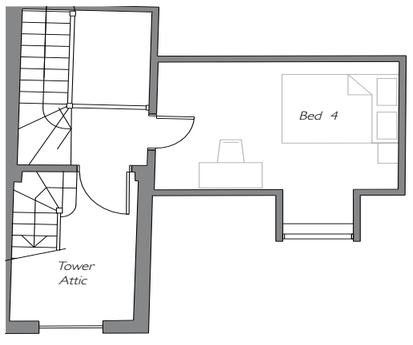
CHURCHWARD HOUSE

A newly converted 4 bedroom house with extensive garden and off street parking.



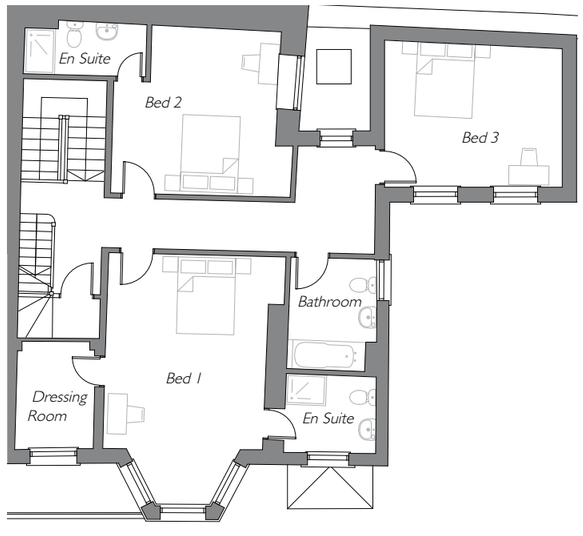
GROUND FLOOR

Living	**6.8 m**	**x**	**6.6 m**	**22 ft 4 in**	**x**	**21 ft 9 in**
Kitchen	**5.1 m**	**x**	**3.9 m**	**16 ft 6 in**	**x**	**12 ft 1 in**
Dining	**4.5 m**	**x**	**3.9 m**	**15 ft 7 in**	**x**	**12 ft 1 in**
Utility	**3.7 m**	**x**	**1.3 m**	**12 ft 2 in**	**x**	**4 ft 2 in**



SECOND FLOOR

Bedroom 4	**4.0 m**	**x**	**2.5 m**	**13 ft 2 in**	**x**	**8 ft 2 in**
Tower Attic	**2.1 m**	**x**	**2.9 m**	**6 ft 8 in**	**x**	**9 ft 7 in**

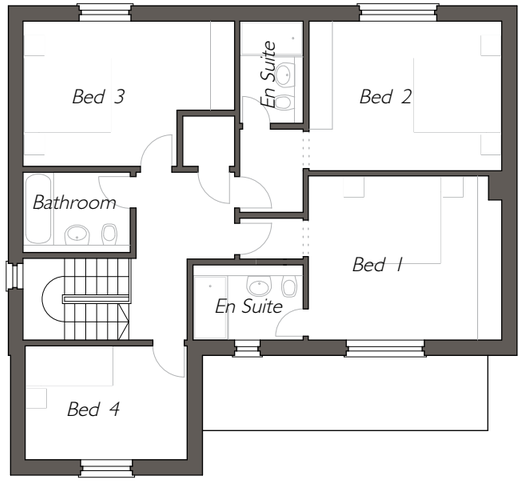


FIRST FLOOR

Bedroom 1	**4.2 m**	**x**	**6.6 m**	**13 ft 7 in**	**x**	**21 ft 6 in**
Dressing	**2.0 m**	**x**	**2.7 m**	**6 ft 7 in**	**x**	**8 ft 10 in**
En Suite	**2.3 m**	**x**	**2.0 m**	**7 ft 7 in**	**x**	**6 ft 7 in**
Bedroom 2	**4.3 m**	**x**	**4.4 m**	**14 ft 1 in**	**x**	**14 ft 4 in**
En Suite	**3.0 m**	**x**	**1.9 m**	**9 ft 10 in**	**x**	**6 ft 3 in**
Bedroom 3	**4.7 m**	**x**	**3.9 m**	**15 ft 4 in**	**x**	**12 ft 7 in**
Bathroom	**2.2 m**	**x**	**2.9 m**	**7 ft 2 in**	**x**	**9 ft 6 in**

GROUND FLOOR

Living	**4.4 m x 7.4 m**	**14 ft 4 in x 24 ft 3 in**
Kit/Dining	**6.6 m x 4.2 m**	**21 ft 8 in x 13 ft 8 in**
Study	**3.8 m x 2.7 m**	**12 ft 3 in x 8 ft 8 in**

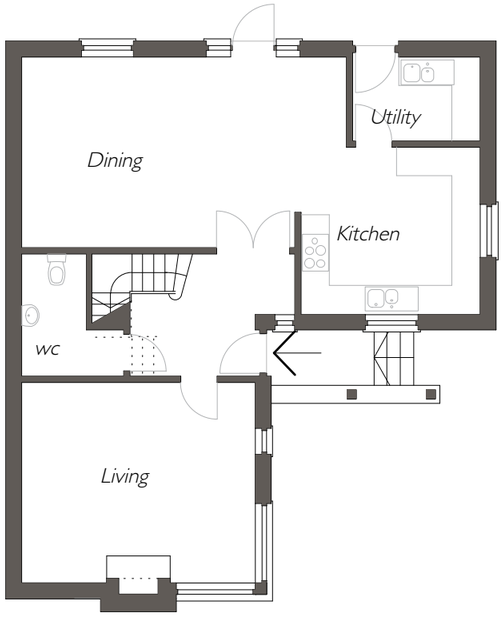


FIRST FLOOR

Bedroom 1	**4.4 m x 3.7 m**	**14 ft 5 in x 12 ft 1 in**
En Suite	**2.6 m x 1.7 m**	**8 ft 6 in x 5 ft 7 in**
Bedroom 2	**4.4 m x 3.7 m**	**14 ft 5 in x 12 ft 1 in**
En Suite	**1.4 m x 2.3 m**	**4 ft 7 in x 7 ft 7 in**
Bedroom 3	**5.0 m x 4.1 m**	**16 ft 5 in x 13 ft 4 in**
Bedroom 4	**2.4 m x 4.1 m**	**7 ft 8 in x 13 ft 4 in**
Bathroom	**2.4 m x 1.8 m**	**7 ft 10 in x 5 ft 10 in**

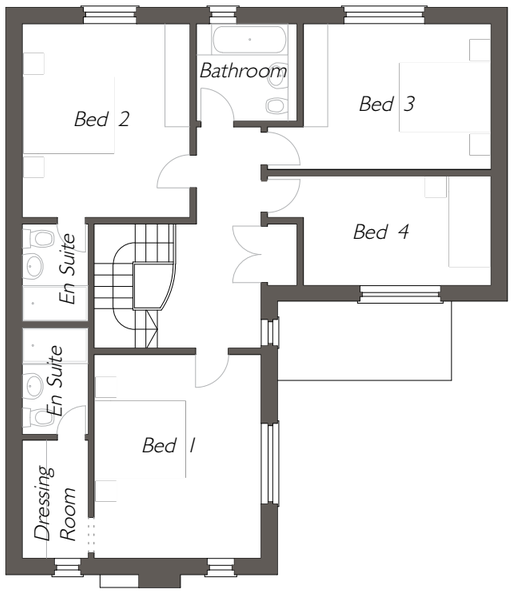
HOUSE 1

A well appointed detached 4 bedroom house with garden and garage.



GROUND FLOOR

Living	**5.3 m x 4.5 m**	**17 ft 4 in x 14 ft 1 in**
Kitchen	**3.8 m x 4.1 m**	**13 ft 4 in x 12 ft 4 in**
Dining	**7.4 m x 4.3 m**	**24 ft 2 in x 14 ft 1 in**

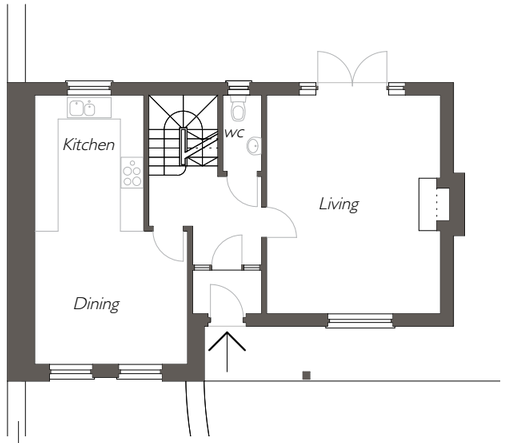


FIRST FLOOR

Bedroom 1	**3.7 m x 4.5 m**	**14 ft 1 in x 12 ft 2 in**
Dressing	**1.4 m x 2.5 m**	**4 ft 7 in x 8 ft 2 in**
En Suite	**1.4 m x 2.3 m**	**4 ft 7 in x 7 ft 7 in**
Bedroom 2	**3.7 m x 4.2 m**	**12 ft 2 in x 14 ft 1 in**
En Suite	**1.4 m x 2.1 m**	**4 ft 7 in x 6 ft 11 in**
Bathroom	**2.2 m x 2.1 m**	**7 ft 3 in x 6 ft 11 in**
Bedroom 3	**4.2 m x 3.2 m**	**13 ft 8 in x 10 ft 7 in**
Bedroom 4	**4.2 m x 2.4 m**	**13 ft 8 in x 7 ft 11 in**

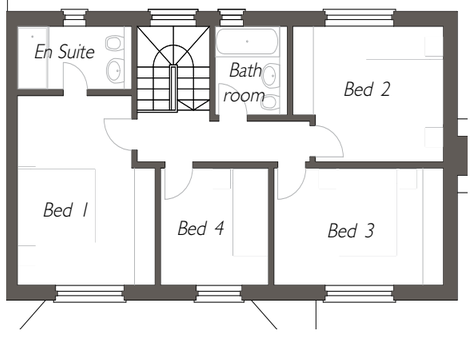
HOUSE 2

A well appointed detached 4 bedroom house with garden and garage.



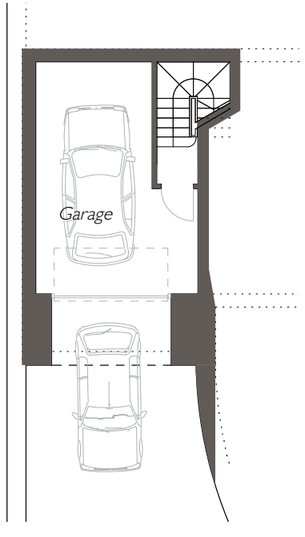
GROUND FLOOR

Living	**4.8 m x 6.0 m**	**15 ft 8 in x 19 ft 8 in**
Kit/Dining	**4.2 m x 7.4 m**	**13 ft 9 in x 24 ft 3 in**



FIRST FLOOR

Bedroom 1	**3.6 m x 4.4 m**	**11 ft 10 in x 14 ft 5 in**
En Suite	**3.0 m x 1.4 m**	**9 ft 10 in x 4 ft 7 in**
Bedroom 2	**4.0 m x 3.2 m**	**12 ft 8 in x 10 ft 1 in**
Bedroom 3	**4.5 m x 2.7 m**	**14 ft 7 in x 8 ft 11 in**
Bedroom 4	**2.8 m x 2.7 m**	**9 ft 3 in x 8 ft 11 in**
Bathroom	**1.8 m x 2.1 m**	**5 ft 11 in x 6 ft 11 in**

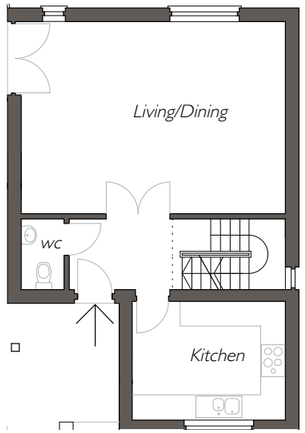


GARAGE

Garage	**3.0 m x 7.4 m**	**9 ft 8 in x 24 ft 2 in**

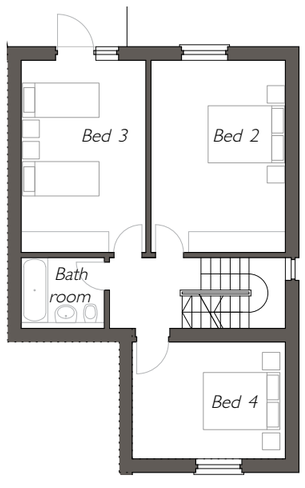
HOUSE 3

A well appointed detached 4 bedroom house with garden and garage.



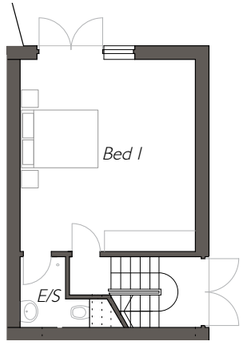
ENTRANCE LEVEL

Liv/Dining	**6.9 m x 5.0 m**	**22 ft 7 in x 16 ft 5 in**
Kitchen	**4.0 m x 3.1 m**	**13 ft 1 in x 10 ft 2 in**



GROUND FLOOR

Bedroom 2	**3.5 m x 5.0 m**	**11 ft 6 in x 16 ft 5 in**
Bedroom 3	**3.3 m x 5.0 m**	**10 ft 8 in x 16 ft 5 in**
Bedroom 4	**4.0 m x 3.1 m**	**13 ft 1 in x 10 ft 2 in**
Bathroom	**2.1 m x 1.8 m**	**6 ft 11in x 5 ft 10in**

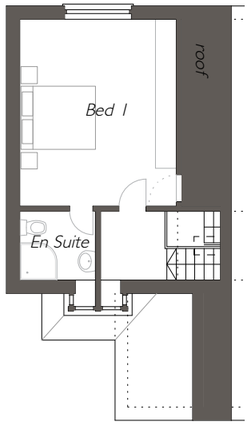


LOWER GROUND FLOOR

Bedroom 1	**4.6 m x 5.0 m**	**15 ft 0 in x 16 ft 5 in**
En Suite	**1.1 m x 1.9 m**	**3 ft 7 in x 6 ft 3 in**

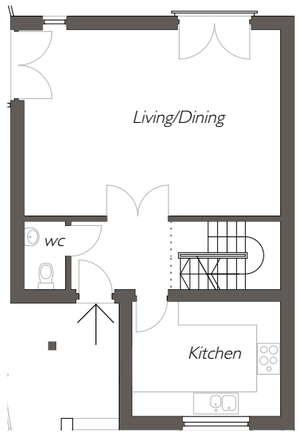
HOUSE 4

A well appointed detached 4 bedroom house with garden and off-street parking.



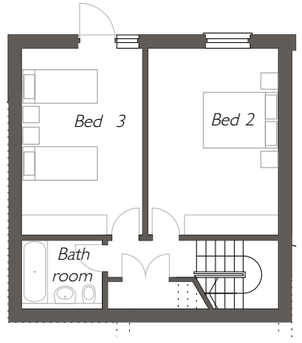
FIRST FLOOR

Bedroom 1	**4.2 m x 5.0 m**	**13 ft 9 in x 16 ft 5 in**
En Suite	**2.0 m x 2.1 m**	**6 ft 7 in x 6 ft 11 in**



GROUND FLOOR

Liv/Dining	**6.9 m x 5.0 m**	**22 ft 7 in x 16 ft 5 in**
Kitchen	**4.0 m x 3.1 m**	**13 ft 1 in x 10 ft 2 in**

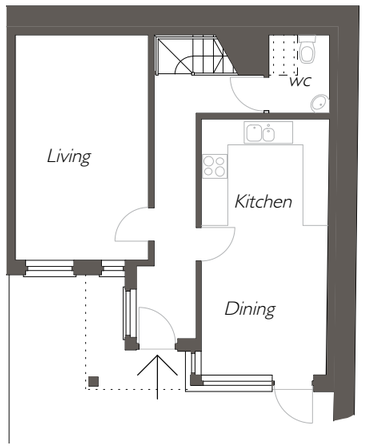


LOWER GROUND FLOOR

Bedroom 2	**3.5 m x 5.0 m**	**11 ft 6 in x 16 ft 5 in**
Bedroom 3	**3.3 m x 5.0 m**	**10 ft 8 in x 16 ft 5 in**
Bathroom	**2.1 m x 1.8 m**	**6 ft 7 in x 5 ft 10 in**

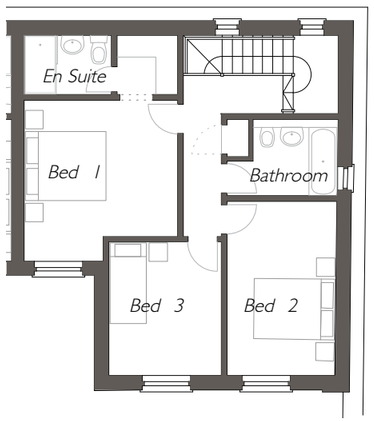
HOUSES 5, 6 & 7

A well appointed detached 3 bedroom house with garden and off-street parking.



GROUND FLOOR

Living	**3.3 m**	**x**	**5.6 m**	**10 ft 10 in**	**x** **18 ft 4 in**
Kit/Dining	**3.1 m**	**x**	**6.4 m**	**10 ft 4 in**	**x** **20 ft 10in**

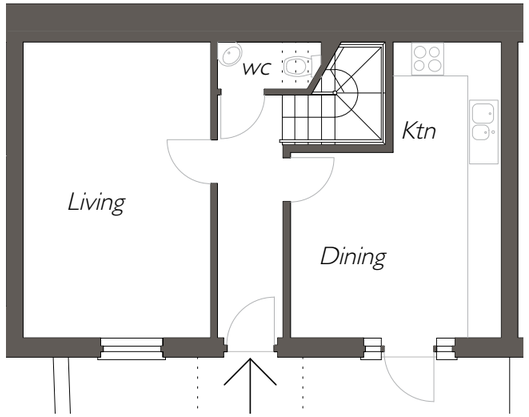


FIRST FLOOR

Bedroom 1	**3.8 m**	**x**	**4.0 m**	**12 ft 6 in**	**x** **13 ft 1 in**
En Suite	**2.1 m**	**x**	**1.4 m**	**6 ft 11 in**	**x** **4 ft 7 in**
Bedroom 2	**2.7 m**	**x**	**4.3 m**	**8 ft 10 in**	**x** **14 ft 2 in**
Bedroom 3	**2.8 m**	**x**	**3.3 m**	**9 ft 2 in**	**x** **10 ft 10in**
Bathroom	**2.0 m**	**x**	**1.8 m**	**6 ft 7 in**	**x** **5 ft 10 in**

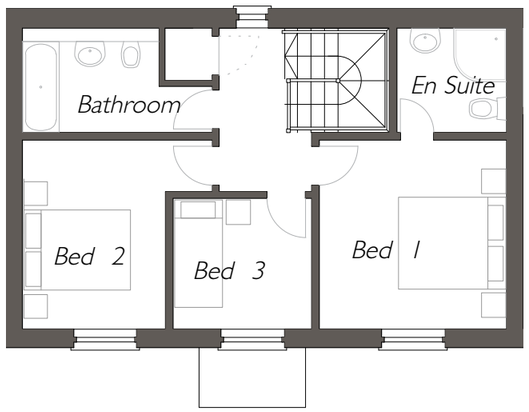
HOUSE 8

A well appointed 3 bedroom house with garden and off street parking.



GROUND FLOOR

Living	**3.6 m**	**x**	**5.6 m**	**11 ft 8 in**	**x**	**18 ft 4 in**
Kit/Dining	**4.0 m**	**x**	**5.6 m**	**13 ft 2 in**	**x**	**18 ft 4 in**

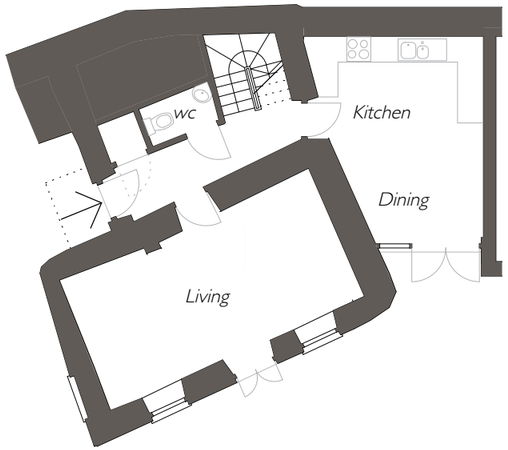


FIRST FLOOR

Bedroom 1	**3.5 m**	**x**	**3.5 m**	**11 ft 5 in**	**x**	**11 ft 5 in**
En Suite	**2.0 m**	**x**	**1.9 m**	**6 ft 7 in**	**x**	**6 ft 3 in**
Bedroom 2	**2.7 m**	**x**	**3.5 m**	**8 ft 8 in**	**x**	**11 ft 5 in**
Bedroom 3	**2.6 m**	**x**	**2.4 m**	**8 ft 5 in**	**x**	**7 ft 9 in**
Bathroom	**2.5 m**	**x**	**1.9 m**	**8 ft 2 in**	**x**	**6 ft 3 in**

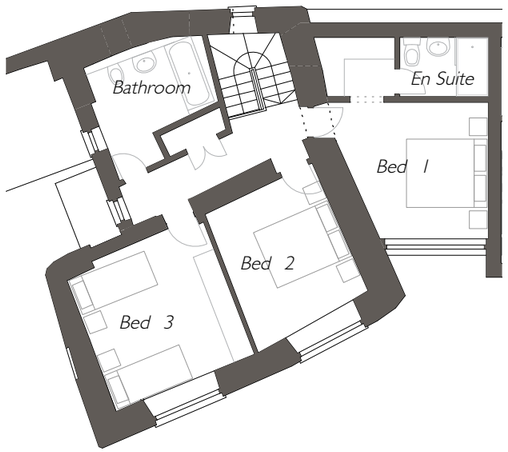
HOUSE 9

A well appointed 3 bedroom house with garden and off street parking.



GROUND FLOOR

Living	**6.8 m x 3.4 m**	**22 ft 5 in x 11 ft 0 in**	
Kit/Dining	**3.8 m x 5.2 m**	**12 ft 7 in x 16 ft 1 in**	

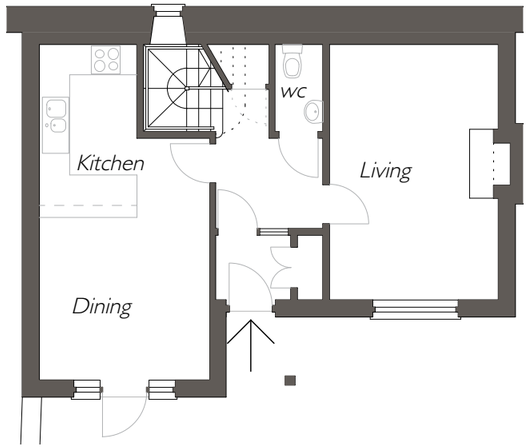


FIRST FLOOR

Bedroom 1	**3.5 m x 3.4 m**	**11 ft 4 in x 11 ft 2 in**	
En Suite	**2.1 m x 1.4 m**	**6 ft 11 in x 4 ft 7 in**	
Bedroom 2	**3.0 m x 3.7 m**	**10 ft 0 in x 12 ft 0 in**	
Bedroom 3	**3.7 m x 3.7 m**	**12 ft 0 in x 12 ft 0 in**	
Bathroom	**3.0 m x 2.8 m**	**9 ft 10 in x 9 ft 2 in**	

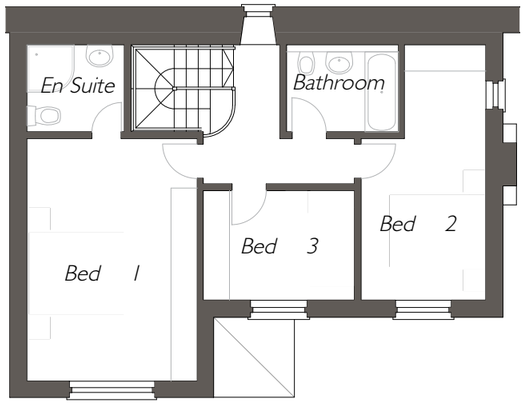
HOUSE 10

A well appointed 3 bedroom house with garden and off street parking.



GROUND FLOOR

Living	**3.6 m x 5.4 m**	**11 ft 8 in x 17 ft 8 in**
Kit/Dining	**3.6 m x 7.1 m**	**11 ft 9 in x 23 ft 3 in**



FIRST FLOOR

Bedroom 1	**3.6 m x 5.1 m**	**11 ft 9 in x 16 ft 9 in**
En Suite	**2.3 m x 1.8 m**	**7 ft 7 in x 5 ft 10 in**
Bedroom 2	**2.6 m x 5.4 m**	**8 ft 8 in x 17 ft 8 in**
Bedroom 3	**3.2 m x 2.3 m**	**10 ft 6 in x 7 ft 5 in**
Bathroom	**2.0 m x 2.7 m**	**6ft 7 in x 5 ft 7 in**

HOUSE 11

A well appointed 3 bedroom detached house with garden and off street parking.

SITE MAP

SPECIFICATIONS

Lifestyle

- Cas fired central heating system
- Carage and/or forecourt parking

Entrance Hall

- Engineered oak flooring

Reception Room

- Feature gas fire to Living/Dining Room
- Engineered oak flooring

Kitchen

- Custom designed kitchen units with composite worktop
- Siemens appliances
- Integrated electric oven and induction hob
- Combined microwave oven
- Integrated extractor hood
- Integrated fridge freezer
- Tiled floor
- Chrome mixer taps
- Integrated washer dryer (where no utility room)
- Dishwasher

Utility Room (where applicable)

- Custom designed kitchen units
- Washing Machine
- Tumble Dryer

Bedrooms

- Built-in wardrobes to principal bedrooms

Bathrooms

- Chrome finish taps
- Tile feature wall finishes
- Joinery cabinets
- Fixed mirrors
- Shaver socket
- Heated chrome towel rail
- Underfloor heating

Security/Energy Efficiency

- Multi-point locking and spy hole to entrance doors
- Smoke detectors
- Burglar alarm
- Double glazed windows
- Highly insulated, energy efficient homes

Communications

- Data cabling and TV point in living areas and all bedrooms
- Ample telephone points

Warranty

- 10 year warranty

Tenure

- Freehold

DIRECTIONS

From the A38, take the A380 towards Newton Abbot and follow it as far as Paignton. At Paignton take the A385 towards Totnes, and turn left by the Parker's Arms onto the Stoke Road towards Stoke Gabriel. Follow the road (which becomes Paignton Road) into the centre of the village, past the war memorial, and the entrance to Gabriel Court is on the left.

The Post Code for Sat Nav is TQ9 6SF.

PARK GREEN

IMPORTANT NOTICE. Whilst these particulars and plans are prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Neither the vendors nor their agents or any person in their employ have any authority to make or give representation, warranty or guarantee (whether oral or written) in respect of, or in relation to, the development of any part thereof. The computer generated images are created from plan and are indicative only of how the completed buildings will appear. The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.

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