



church lane

Homes to buy in Cheriton Bishop
Craft Collection

bunnyhomes

A decorative border made of watercolor-style illustrations of various flowers and greenery, including pink blossoms, purple berries, and green leaves, framing the central text.

this is us

We're a family business born and bred in the South West.

Our passion is to create beautiful homes, using traditional methods and the finest quality materials. We also regenerate old disused buildings for the ultimate up-cycling. For homes to buy and homes to rent.

The bunnyhomes team are committed to delivering extraordinary care and want you to be part of the journey. We've over 300 years of building and planning experience in our team, so you know you're in safe hands.

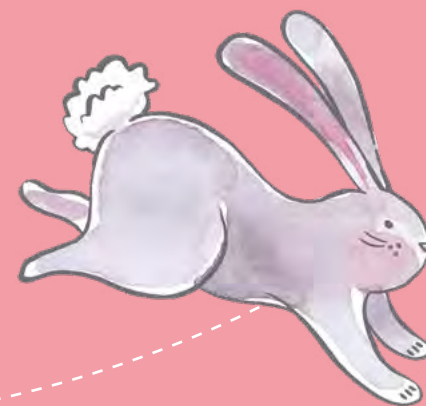
We love our country and are proud of our heritage, our explorer nation. As an independent business we strive to live up to our great nation's strengths and to do the right job with pride and care.

We hope you love our homes as much as we do.

Tracey X
Founder

beautifully crafted

Brimming with well-considered design features and bursting with character, our bunnyhomes Craft Collection is inspired by Georgian architecture, beautifully fused with modern day living. There's something about the harmonious symmetry and effortless elegance of the era that holds a special place in our hearts.



our passion
is to create something better

curated with care

We've met with many people along the way in our quest for the finest ingredients for our Craft Collection. No stone has been left unturned. We've scrutinised everything from porcelain tiles to kitchen sinks before settling on the very best spec for our bunnyhomes.

Having travelled far and wide, our trail led us right back home, to the South West. It's with great pride and pleasure that most of our spend is concentrated in our region.

bunny 'liveability' test

We've been to great lengths to create our Craft Collection homes. We've paced out miles in our life-sized room mock-ups to test and retest the 'liveability' of our layouts. And we've drafted and redrafted endless versions of floorplans to get the right flow, ergonomics and spatial dynamics.

We've also applied the results of research into the affects of home design on our health and wellbeing, bringing Eudaemonia into our bunnyhomes by focusing on good daylight levels, good ventilation and open space.





icing on the cake

When you buy a Craft Collection home you get our super-spec as standard, inside and out.

The differences are clear to see, such as trend-leading kitchens with all the gadgets and gizmos.

- Villeroy & Boch ceramicware with 'monsoon' showers,
- generous windows,
- extra-large patios,
- bespoke, artisan porches, canopies and trelliswork.

Less for you to do; more time for you to enjoy your new bunnyhome.

Who could possibly want more?

For those that do, there's always our delicious Winston's World options & upgrades.



a little bit of bunny love...

Every bunnyhome is beautifully built with more than just a little bit of bunny love. A modern twist on traditional Georgian inspired architecture, we've created our own thoughtfully considered specifications to make each and every one of our homes special. We've taken the time to do things right; we hope it shows.





fabulous kitchens

The heart of every bunnyhome.
We know the way to win your
heart is with a great kitchen.

- Our kitchens don't just look smart, they work smart too — like our exceptional built-in pantries and dynamic-larders.
- A place for everything and everything in its place — stacks of cupboards and drawers and plenty of sockets.
- Trend-leading, contemporary cabinetry as standard in a choice of delicious finishes, or upgrade with 'Winston's World'.
- For the chef of the household — beautiful Smeg appliances for precision cooking, complete with all the programmes and functionality you could dream of.
- We scoured the country for the perfect kitchen makers, to bring you British cabinetry at its finest.





glam bathrooms

The smallest rooms of a bunnyhome by no means receive the least attention. We go for high performance meets hotel style glamour every time.

- World-famous Villeroy & Boch ceramicware to all bathrooms and ensuites.
- State-of-the-art, recessed showers with overhead 'monsoon' and convenient hand-held sprayheads.
- Wall-mounted, rimless toilets in most of our bunnyhomes — so much more stylish, hygienic and easier to clean.
- All our baths are tapless, with hidden or floorstanding bath fillers, so you can stretch out and lie back in comfort.
- Tiling, in extra large formats curated from trend-setters Porcelanosa.





techy stuff

We live in a hi-tech world so the least we can do is make sure our bunnyhomes are #wired to go.

- No Wi-Fi? No problem. We install Cat-6 cabling direct into all the rooms you need it.
- App or touchpad-controlled 'smart' heating system — what could be simpler?
- You'll find more than enough USB-C ports in every Craft Collection home, along with thoughtfully located sockets.
- Powered by 75% energy extracted from the air and 25% electricity, our air source heat pumps heat your home with A+++ energy efficiency.
- Sleek design 'plug and charge' EV chargers.





grand entrances

You'll notice the difference as soon as you approach a bunnyhome. What have we done to make them so warm and welcoming?

- In true Georgian style, our entrances are adorned with elegant porches, canopies and woven trellis work, hand crafted by local master craftsmen.
- Our modern take on traditional Georgian sash windows — beautifully bigger, letting masses of light in and A-rated to keep you snug and energy efficient.
- Extra-generous alfresco dining-sized patios and lawns laid to the rear.
- Step inside to see how our higher ceilings create a sense of grandeur, space and openness.



clever storage

Storage space is usually a rarity in most new homes but we see it as essential; it's all about bunnyspace — one of our 'liveability test' missions for every bunnyhome.

- You'll always find well-placed, built-in cupboards and a pantry or dynamic-larder.
- Keep your hallway clutter-free. Most bunnyhomes feature tailor-made understairs pull-out drawers — for loads of space-saving storage.
- Built-in wardrobes are available as an upgrade from Winston's World.





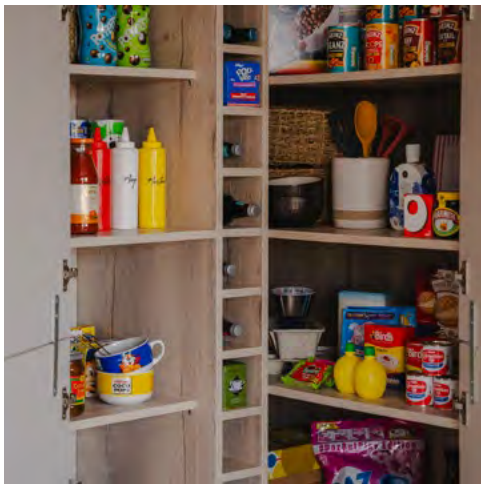
built to last

Every bunnyhome is built beautifully, combining traditional craft skills with modern day methods to create the best of both worlds.

- Bricks are just bricks, right? Not our bunnyhomes bricks. We hand-picked ours for their particular tone, texture and patina so they look just as we want them, and the same goes for our rough cast render and regional stone features.
- Could ours be the quietest of newbuild homes? The way we fit our floor joists creates a third less deflection than standard, so they're less likely to squeak.
- We take our time to do the job properly, employing our own bunnyhomes build team, supported by local skilled home crafters.



*The tiniest
of things
make a home
a bunnyhome*

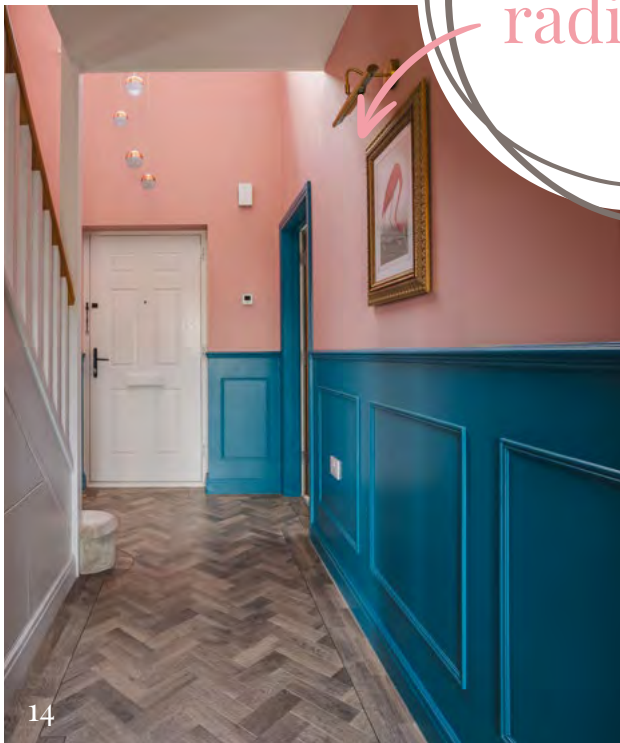


little details

You'll notice all the thoughtful finishing touches that make all the difference in your bunnyhome.

- Underfloor heating to downstairs rooms to keep you cosy, and no radiators means more space.
- Solid-core internal doors made from A-grade American white oak veneer for a natural oak finish.
- No more magnolia. We use cotton tail white, giving you a blank canvas for your interiors that's modern, fresh and bright.
- You'll notice our front outdoor light isn't just any old light, it's stylishly designed to complement your home.





look no
radiators!

sustainable, energy efficiency, that makes style sense too

In line with our ‘eudaemonia’ way of thinking, all our bunnyhomes feature:

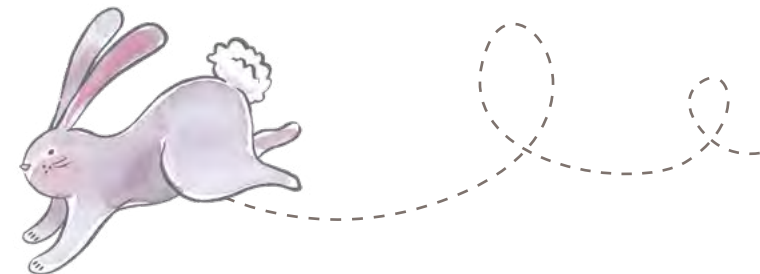
air source heat pumps

Compared to traditional gas boilers here's how they're better:

- They absorb heat from the outside air and convert it to energy
- They are greener & cleaner
- They last longer and are more reliable

underfloor heating

- Installed throughout the whole of downstairs
- Cosiness through ambient heating = better for your home and less shrinkage.



the neighbourhood

Like all bunnyhomes neighbourhoods, at Church Lane we've put a great deal of thought and care into how our homes look together to create a beautiful street scene. Painstakingly perfected, we give each and every bunnyhome pride of place.

We're proud of the way we build our homes and we hope you love them as much as we do.

- | | | | |
|--|---|---|---|
| <p>● manor house
4 bed, 3 bath home
Plots 1, 6 & 7</p> | <p>● ivy house
4 bed, 2 bath home
Plots 8, 20 & 24</p> | <p>● rose cottage
3 bed, 2 bath home
Plots 3 & 4</p> | <p>● owl corner
2 bed, 2 bath bungalow
Plots 10 & 11</p> |
| <p>● the old parsonage
4 bed, 3 bath home
Plots 2, 5 & 23</p> | <p>● the granary
4 bed, 2 bath home
Plot 19</p> | <p>● fox's leap
3 bed, 2 bath bungalow
Plots 12 & 13</p> | |

● Plots 14, 15, 16, 17, 18, 21 & 22 are local parish homes.
Plot 9 is self-build.

Church Lane, Wild Rose Meadow, Cheriton Bishop, Devon, EX6 6BR



Site plan is for illustrative purposes only.
Specifications & layouts are correct at time of
issue and may be subject to change.

craft collection

Open your door each day to acres of rolling hills, stunning moorlands, magical woodlands and wildflower hedgerows. Perched on the edge of Dartmoor away from the hustle and bustle, life at Cheriton Bishop is every bit as idyllic as it sounds.



the manor house

4 BED, 3 BATH HOME

Plots 1, 6 & 7

An awe-inspiring family home with everything you could wish for and more. The dramatic central staircase, baby grand orangery and sanctuary master suite exude quiet luxury.



the old parsonage

4 BED, 3 BATH HOME

Plots 2, 5 & 23

This grand, double-fronted family home boasts a galleried hallway, a spectacular island kitchen and two sets of patio doors onto the garden.



ivy house

4 BED, 2 BATH HOME

Plots 8, 20 & 24

A superb family home with multiple reception rooms and a huge kitchen, dining and family space that runs the whole width of the house.



For those that prefer the flexibility of single-level living, Church Lane offers a choice of bungalows:



the granary

4 BED, 2 BATH HOME
Plot 19

One of our all-time favourites, a beautifully flexible home with so much adaptable space, including a fabulous walk-in wardrobe space to the master bedroom.



rose cottage

3 BED, 2 BATH HOME
Plots 3 & 4

This unique, cosy cottage has a separate utility — a UK first for a 3-bedroom semi! It features an office alcove too.



fox's leap

3 BED, 2 BATH BUNGALOW
Plots 12 & 13

A whole new take on one-level living, this spacious bungalow is thoughtfully designed inside and out with double doors onto the garden and a charming verandah.



owl corner

2 BED, 2 BATH BUNGALOW
Plots 10 & 11

Beautifully laid out, this is one-level living bunnyhomes style. A flexible, light-filled interior space plus a wonderful verandah and garden access.

plots
1, 6 & 7
are all stone fronted
as shown

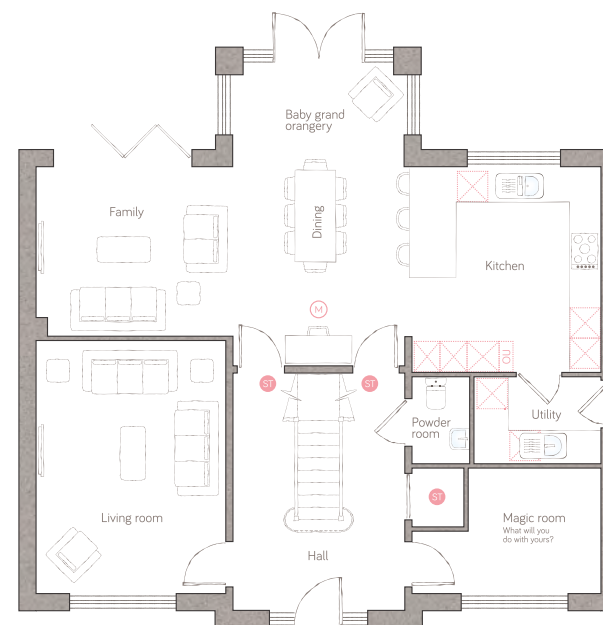
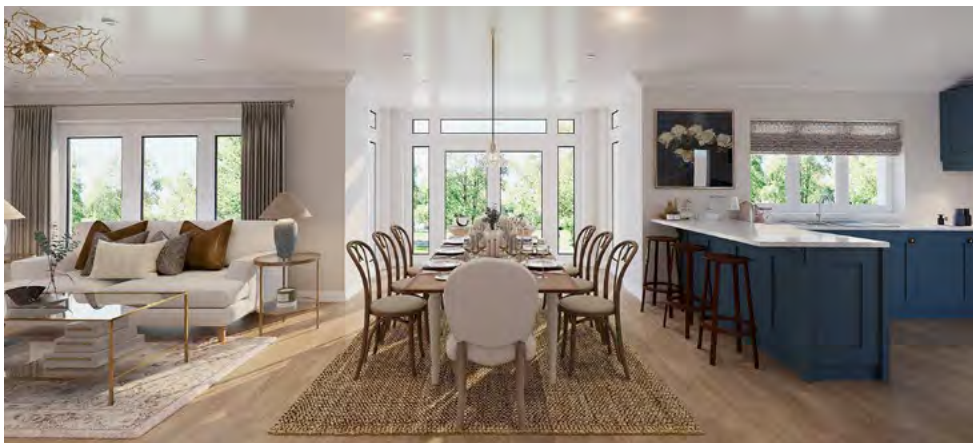


the manor house

CRAFT COLLECTION • 4 BED, 3 BATH

Possibly the finest addition to our Craft Collection yet:
The Manor House with a baby grand orangery, dramatic central staircase, full galleried landing, magnificent family living area and your own Monogram space.

With 4 double-sized bedrooms and 2 ensuites, upstairs boasts a spectacular sanctuary master suite with walk-in wardrobe space and stunning twin-basin shower room. The huge family bathroom is simply spectacular – with not just a beautiful freestanding bath but a super-sized shower too.



ground floor

kitchen	3.82m x 3.98m (12' 6" x 13' 1")
dining	3.34m x 5.87m (10' 11" x 19' 3")
family room	3.82m x 3.27m (12' 6" x 10' 9")
living room	3.67m x 4.92m (12' 0" x 16' 1")
magic room	2.57m x 2.42m (8' 5" x 7' 11")
powder room	1.11m x 1.70m (3' 8" x 5' 6")



first floor

sanctuary master suite	4.96m x 3.00m (16' 3" x 9' 10")
master ensuite	3.33m x 1.91m (10' 11" x 6' 3")
bedroom 2	3.45m x 3.83m (11' 3" x 10' 11")
ensuite 2	2.22m x 1.17m (7' 3" x 3' 10")
bedroom 3	3.45m x 3.31m (11' 3" x 10' 10")
bedroom 4	3.45m x 2.67m (11' 3" x 8' 9")
bathroom	3.42m x 2.39m (11' 2" x 7' 10")

ST Storage M Monogram space OU Open unit LC Linen closet A Appliance CYL Air source heat cylinder
 Plots 6 & 7 as shown. Plot 1 is handed.

*Available as an upgrade.

For illustrative purposes only. Specifications & layouts correct at time of print and are subject to change.

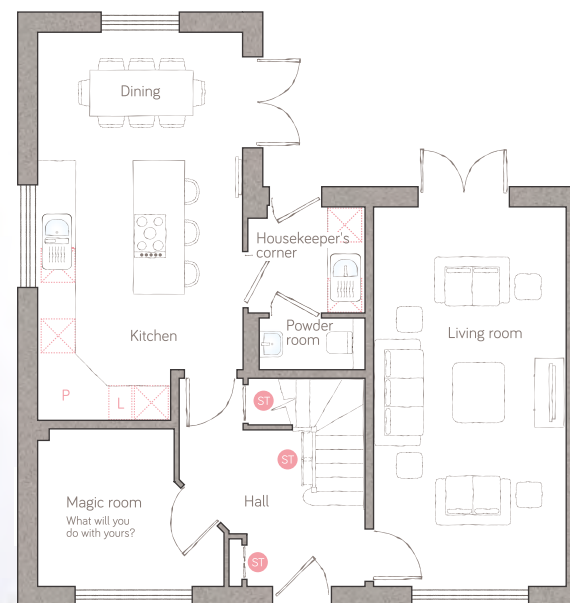
plots
2, 5 & 23
are all render fronted
as shown



the old parsonage

CRAFT COLLECTION • 4 BED, 3 BATH

This grand, double-fronted, 4-bedroom, 3-bathroom home first welcomes you into a beautiful galleried hallway. It boasts two ensuites and a family bathroom upstairs, as well as a powder room downstairs and it features not one, but two sets of classic double doors onto the garden from both the large double aspect lounge and the dazzling island kitchen.



ground floor

kitchen
3.56m x 4.50m (11' 8" x 14' 9")

dining
3.56m x 2.24m (11' 8" x 7' 4")

living room
3.35m x 6.60m (10' 11" x 21' 7")

magic room
3.23m x 2.74m (10' 7" x 8' 11")

powder room
1.84m x 0.90m (6' 0" x 2' 11")

housekeeper's corner
1.84m x 2.03m (6' 06" x 6' 8")



first floor

master bedroom
3.18m x 3.91m (10' 5" x 12' 10")

master ensuite
2.13m x 1.73m max
(7' 0" x 5' 8" max)

bedroom 2
3.56m x 3.24m (11' 8" x 10' 7")

ensuite 2
2.55m max x 2.08m max
(8' 4" max x 6' 10" max)

bedroom 3
3.41m x 2.60m (11' 2" x 8' 6")

bedroom 4
2.55m x 2.45m (8' 4" x 8' 0")

bathroom
2.55m max x 2.17m max
(8' 4" max x 7' 1" max)

● Storage L Dynamic ladder P Pantry □ Appliance ☉ Air source heat cylinder

Plots 5 & 23 as shown. Plot 2 is handed.

*Available as an upgrade.

For illustrative purposes only. Specifications & layouts correct at time of print and are subject to change.

plots
20 & 24
are stone fronted as shown

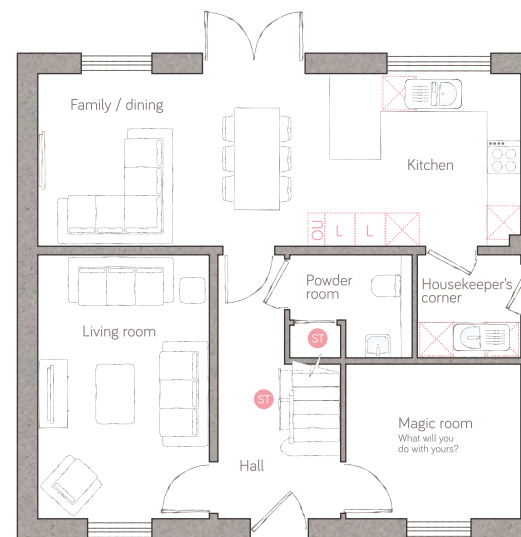
plot 8
is render fronted



ivy house

CRAFT COLLECTION • 4 BED, 2 BATH

With a huge family kitchen, dining and casual sitting area running the whole width of the house, this superb 4-bedroom family home offers future-proofed, flexible living space that can grow with you. There are multiple reception rooms, a galleried landing and lots of practical storage too.



ground floor

kitchen
3.38m x 3.04m (11' 1" x 9' 11")

family/dining
5.13m x 3.04m (16' 10" x 9' 11")

living room
3.02m x 4.65m (9' 11" x 15' 3")

magic room
3.08m x 2.72m (10' 1" x 8' 11")

powder room
2.16m x 1.81m (7' 1" x 5' 11")

housekeeper's corner
1.82m x 1.81m (5' 11" x 5' 11")



first floor

master bedroom
3.09m x 4.48m (10' 1" x 14' 8")

ensuite
2.18m max x 2.20m max
(7' 2" max x 7' 2" max)

bedroom 2
3.04m x 3.26m (10' 0" x 10' 8")

bedroom 3
3.08m x 2.74m (10' 1" x 9' 0")

bedroom 4
3.05m max x 2.68m max
(10' 0" max x 8' 9" max)

bathroom
1.90m x 2.20m (6' 2" x 7' 2")

ST Storage L Dynamic larder OU Open unit LC Linen closet Appliance Air source heat cylinder
Plots 8 & 20 as shown. Plot 24 is handed.

*Available as an upgrade.
For illustrative purposes only. Specifications & layouts correct at time of print and are subject to change.

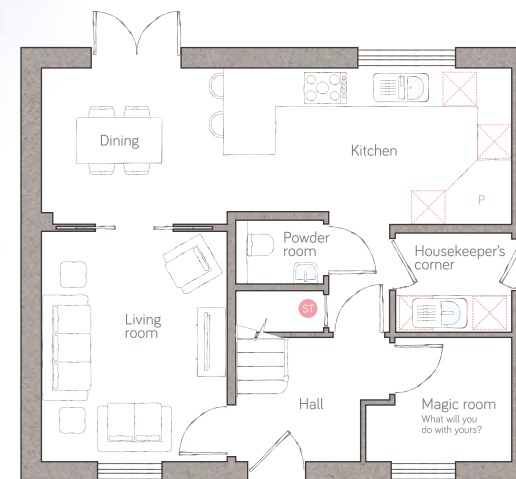
plot 19
is render fronted
as shown



the granary

CRAFT COLLECTION • 4 BED, 2 BATH

A beautiful 4-double bedroom home that delivers so much adaptable space. The modern, open plan kitchen diner can flow freely into the lounge and has classic double doors to the garden. The hotel-style master suite boasts a fabulous walk-in wardrobe space.



ground floor

kitchen
5.08m x 2.76m (16' 8" x 9' 0")

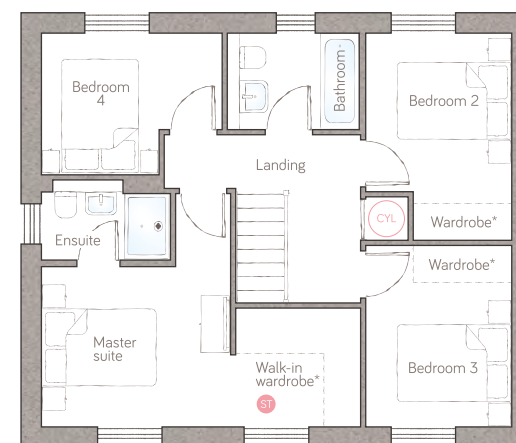
dining
3.21m x 2.75m (10' 6" x 9' 0")

living room
3.27m x 4.06m (10' 7" x 13' 3")

magic room
2.57m x 2.19m (8' 4" x 7' 1")

powder room
1.55m x 1.12m (5' 1" x 3' 8")

housekeeper's corner
2.05m x 1.75m (6' 8" x 5' 8")



first floor

master suite
3.33m x 4.11m (10' 9" x 13' 4")

ensuite
2.27m x 1.41m max
(7' 5" x 4' 7" max)

walk-in wardrobe
2.20m x 1.50m (7' 2" x 4' 11")

bedroom 2
2.57m x 3.65m (8' 4" x 11' 9")

bedroom 3
2.57m x 3.20m (8' 4" x 10' 4")

bedroom 4
3.18m x 2.49m (10' 4" x 8' 1")

bathroom
2.32m x 1.70m (7' 7" x 5' 6")

ST Storage P Pantry AP Appliance CYL Air source heat cylinder

Plot 19 as shown.

*Available as an upgrade.

For illustrative purposes only. Specifications & layouts correct at time of print and are subject to change.

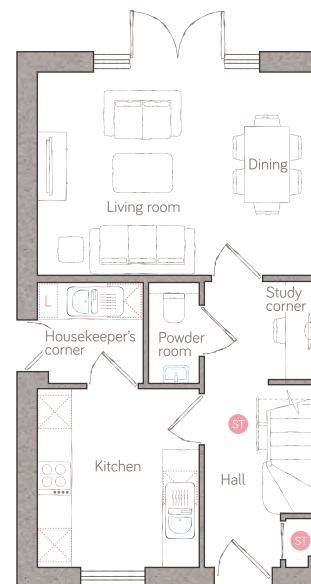
plots 3 & 4
are brick fronted
as shown



rose cottage

CRAFT COLLECTION • 3 BED, 2 BATH

A delightful 3-bedroom home that's packed with well-considered features, such as a study corner, a built-in hall cupboard and understairs storage. The living/dining room is bathed in light, with tall windows and classic double doors onto the garden and the master bedroom boasts an ensuite.



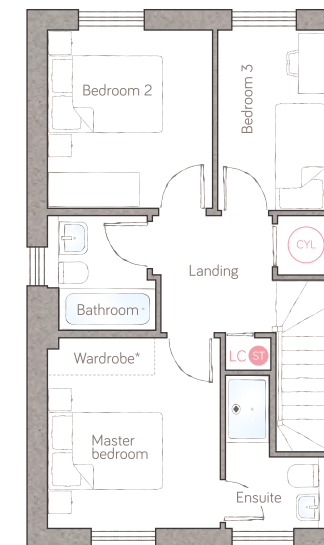
ground floor

living/dining
4.98m x 3.57m (16' 4" x 11' 8")

kitchen
2.85m x 3.16m (9' 4" x 10' 4")

powder room
0.90m x 1.78m (2' 11" x 5' 9")

housekeeper's corner
1.86m x 1.78m (6' 1" x 5' 10")



first floor

master bedroom
3.03m x 3.35m (9' 11" x 11' 0")

ensuite
1.66m x 2.67m max (5' 5" x 8' 9" max)

bedroom 2
2.89m x 3.12m (9' 6" x 10' 2")

bedroom 3
2.00m x 3.16m (6' 6" x 10' 4")

bathroom
1.90m x 2.02m (6' 2" x 6' 7")

ST Storage L Dynamic larder LC Linen closet Appliance Air source heat cylinder

Plot 3 as shown. Plot 4 is handed.

*Available as an upgrade.

For illustrative purposes only. Specifications & layouts correct at time of print and are subject to change.

plots 12 & 13
is render fronted
as shown



fox's leap

CRAFT COLLECTION • 3 BED, 2 BATH

With separately-defined sleeping and living areas accessed off a light, open central hallway, this 3-double bedroom bungalow has reinvented one-level living. The master bedroom features a stylish ensuite and kitchen/diner leads out onto the garden via classic double doors. There's a handy separate utility too!



ground floor

living 4.35m x 3.87m (14' 3" x 12' 8")	housekeeper's corner 2.78m x 1.70m (9' 1" x 5' 6")	bedroom 2 3.26m x 3.67m (10' 8" x 12' 0")
kitchen 4.10m x 3.39m (13' 5" x 11' 1")	master bedroom 3.16m x 4.65m (10' 4" x 15' 3")	bedroom 3 3.16m x 3.07m (10' 4" x 10' 1")
dining 4.10m x 2.11m (13' 5" x 6' 11")	ensuite 2.62m x 1.37m (8' 7" x 4' 6")	bathroom 2.05m x 2.42m (6' 8" x 7' 11")

ST Storage L Dynamic larder OU Open unit LC Linen closet Appliances Air source heat cylinder
Plots 12 & 13 as shown.

*Available as an upgrade.

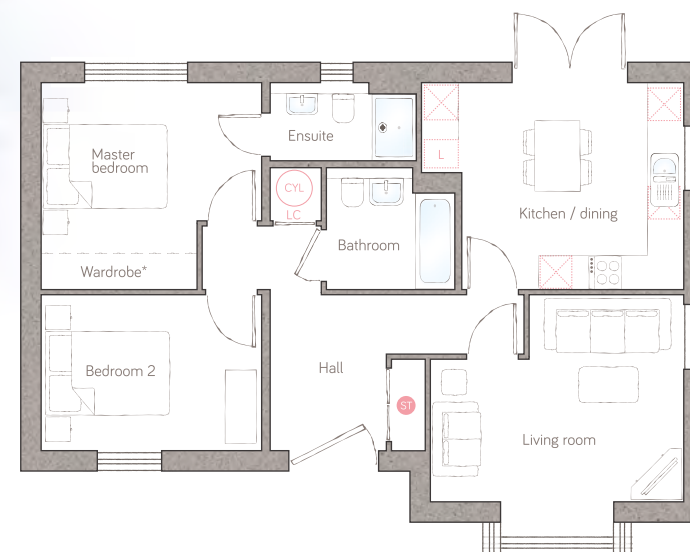
For illustrative purposes only. Specifications & layouts correct at time of print and are subject to change.

plots 10 & 11
is render fronted
as shown

owl corner

CRAFT COLLECTION • 2 BED, 2 BATH

A large, airy hallway welcomes you into a beautifully laid out one-level living space in this thoughtfully-designed 2-bedroom home. The master bedroom features an ensuite, and the kitchen/diner is perfectly planned, with classic double doors leading out onto the garden. The spacious living room is wonderfully light with a huge bay window.



ground floor

living 4.46m x 3.65m (14' 7" x 11' 11")	master bedroom 3.88m x 3.65m (12' 9" x 11' 11")	bedroom 2 3.88m x 2.75m (12' 9" x 9' 0")
kitchen/dining 4.62m x 3.65m (15' 2" x 11' 11")	ensuite 2.57m x 1.38m (8' 5" x 4' 6")	bathroom 2.26m x 2.16m (7' 5" x 7' 1")

ST Storage L Dynamic larder LC Linen closet Appliance Air source heat cylinder
Plots 10 & 11 as shown.

*Available as an upgrade.

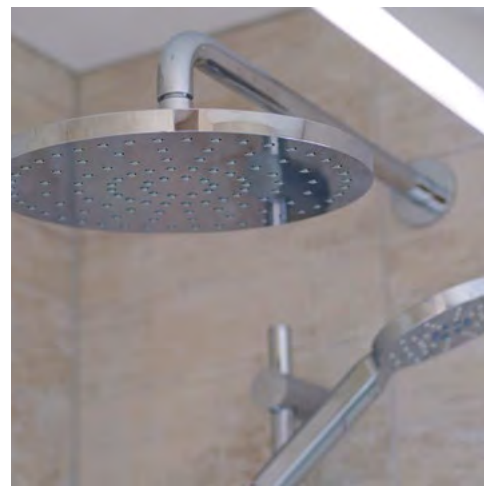
For illustrative purposes only. Specifications & layouts correct at time of print and are subject to change.



*Georgian-inspired
design for
modern-day living*



*Beautifully
designed from
our Craft
Collection*



no fuss, no stress, just great service

There's enough to think about when you're moving home, so it's good to know the bunnyhomes team are here with their upbeat service to help where it matters.

Here's just a couple of ways we can make things easier:

consumer code

The Consumer Code for Home Builders is a set of rules that comes part and parcel with our bunnyhomes upbeat service. You'll get a copy as soon as you reserve your bunnyhome, to keep you fully informed of every step of your home-buying journey.



NHBC warranty

All bunnyhomes are built beautifully. We build to a high standard, allowing ourselves time to do things right. And to give you total peace of mind every bunnyhome comes with a 10-year NHBC warranty so you don't have to worry about a thing.



We're here to help. Just visit bunnyhomes.com for more info,
or give the bunnyteam a call
on 01208 244099

view these beautiful homes

For further information and to arrange a viewing at Church Lane,
contact marketing agents:



JACKSON-STOPS

southwestnewhomes@jackson-stops.co.uk

01392 229923

www.jackson-stops.co.uk

you're on our VIB list...

Thank you for requesting this brochure.

We hope you're getting as excited as we are to see Church Lane come to life.

If you'd like more information now, just pick up the phone, or drop us an email.

get in touch

T: 01208 244099

E: churchlane@bunnyhomes.com

W: bunnyhomes.com



bunnyhomes 9A Callywith Gate Industrial Estate Launceston Road Cornwall PL31 2RQ

“It’s not just
about beautiful
homes, it’s
about great
service too.”

