



Belstone View

MORCHARD BISHOP

Contemporary living with a rural twist

A thoughtfully designed collection of 3 and 4 bedroom stylish homes, perfectly blending modern living whilst anchoring them to their edge-of-village location.

Positioned to maximise the stunning countryside views, including picturesque vistas stretching towards the rugged beauty of Dartmoor, each home is carefully crafted to feature spacious, modern interiors with high-quality finishes and a focus on practicality, comfort, and energy efficiency.

With an A-rating for energy performance, they include future-proof, low-maintenance features that ensure sustainability without compromising style.

Belstone View offers more than just a home - it's a lifestyle.

The thriving local community provides easy access to essential amenities, schools, and leisure opportunities, while the surrounding countryside invites outdoor exploration and relaxation.

Whether enjoying peaceful mornings with views of Dartmoor or exploring local trails, this development combines convenience, impressive design, and rural charm to create the perfect place to settle, grow, and enjoy life



Please note that images are Computer Generated Images



Morchard Bishop

Nestled between Dartmoor and Exmoor, and nearly equidistant both the north and south coasts and surrounded by unspoiled, rolling farmland.

Boasting over 60 footpaths and bridleways, Morchard Bishop has one of the highest concentrations of public footpaths of any parish in Devon, making it a key midpoint along the Two Moors Way trail.

Morchard Bishop has a rich architectural history, capturing the economic and social evolution since mediaeval times. The village was originally called 'Morchet' from the Celtic words meaning 'great wood' or 'forest' reflecting its ancient roots, and the suffix 'Bishop' was added in reference to the Bishop of Exeter, who owned the land in 1086.

This thriving community offers a variety of social clubs and amenities, including a shop and café, a pub, a primary school, a doctor's surgery, and a parish church. The nearby market town of Crediton provides a wider range of facilities and is easily accessible via the A377 or by regular train service. Morchard Road, less than three miles away, on the Exeter to Barnstaple line.

The Cathedral City of Exeter is under 15 miles away.

As well as the usual high street names, there are a wealth of independent shops along the cobbles of Gandy Street and the relaxed vibe of the Quayside. Renowned for its art scene, music and sports, Exeter plays host to a packed calendar of events and festivals throughout the year and is home to a choice of independent Schools and a well-regarded Russell Group University.

The mainline railway at St David's Station provides swift links to London and other major cities and Exeter International airport serves a variety of destinations.



Westhaven Homes

Our attention to detail and quality during construction, compliment our principles to produce your dream home.

Based at Sampford Peverell, Devon, Westhaven Homes Ltd are a multi award winning development company established in 2008.

We are a company dedicated to developing a unique collection of bespoke, individually designed family homes reflecting both a traditional and contemporary feel in the rural green beautiful landscape which the West Country is famous for.

Our development locations are handpicked to ensure our properties work perfectly in their environment and reflect our beautiful countryside. They boast spacious modern interiors using premier specifications throughout.

We pride ourselves on using the highest quality materials and professional craftsmanship to provide your dream home. Our design options mean you will be able to put your own personal touch to your home, making it truly yours.

A Westhaven Home is a prestigious home built for today's living that you will know is special before you even walk through the front door.



Best Rural Development
2018



Winner - NHBC Pride in the job quality award
2018, 2020 & 2021



Please note, images are of previous Westhaven Developments

Specification

With ever increasing energy costs at the forefront of our minds, you will be pleased to know that every home at Belstone View will be packed full of the latest eco-credentials, awarding it with an exceptional **A Rating for energy efficiency**. Meaning significant savings on your every day energy bills.

In the 2023-2024 financial year, only 6% of new homes built secured this status.



Please note that Images are from previous Westhaven Homes developments as an example only.

Kitchens

- Bespoke designed kitchens carefully crafted by distinguished, South-West based, Mayflower Kitchens
- Range of kitchen colour options available*
- Choice of laminate worktops and upstands*
- A choice of ceramic floor tiles*
- Stainless steel 1.5 bowl kitchen sink with feature mixer tap
- Neff Built-in stainless-steel oven and induction hob
- Built in extractor grey glass
- Integrated fridge freezer and integrated dishwasher

Bathrooms

- Contemporary designed bathroom suites by Mayflower Bathrooms
- Wall-hung Duravit WC with hidden cistern and soft close seats
- Deep Duravit bath set in tile surround with concealed bath filler/overflow and wall mounted filler valves
- Low rise shower trays in en suites with luxury enclosures and multi function shower heads
- Choice of full height tiling around bath and shower trays*
- Choice of ceramic floor tiles*
- Recessed white down lighters to bathroom and en suite
- Luxury chrome heated towel rails



Interior

- Underfloor heating throughout the ground floor, giving you an exceptional living experience
- Energy efficient Air Source Heat Pumps providing central heating and hot water
- Fitted carpets throughout*
- Thermostatic radiators on the first floor
- Smart heating and hot water thermostats, allowing total control at the touch of your fingertip
- Beautiful quality oak finished internal doors with contemporary chrome door furniture
- Extensive low energy and LED lighting arrangements

External

- Traditional Built homes
- Natural Slate Roof
- Anthracite Grey Upvc windows, doors and fascias
- Mix of render and brick elevations
- Rear outside tap for your convenience
- External front PIR light
- Rear garden gates and access doors included where shown on site plan
- Landscaped gardens with turf and/or shrubs to the fronts and rear where applicable
- Electrically operated garage doors with remote control
- Electric vehicle charging point to each home
- Solar PV for each home designed to reduce electricity costs and enhance energy efficiency*
- Power socket and light to garage, where applicable

Warranty

- 10-year ICW warranty

Upgrade Options

- Standard choices and upgrade options are available for kitchen unit colours and styles, appliances, flooring , wall tiles & wardrobes – all of which are subject to stage of construction

Please note

Westhaven Homes will endeavour to provide accurate and reliable specification details in order to provide purchasers with a valid representation of our finished product. However, during the construction process various alterations to the specification may occur or become necessary to enable improvements.

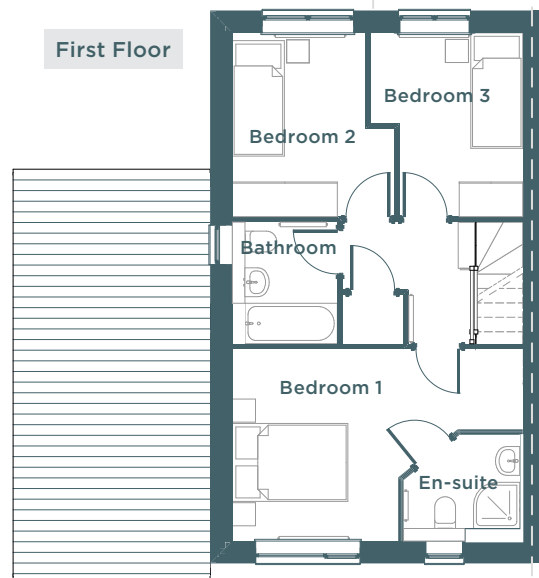
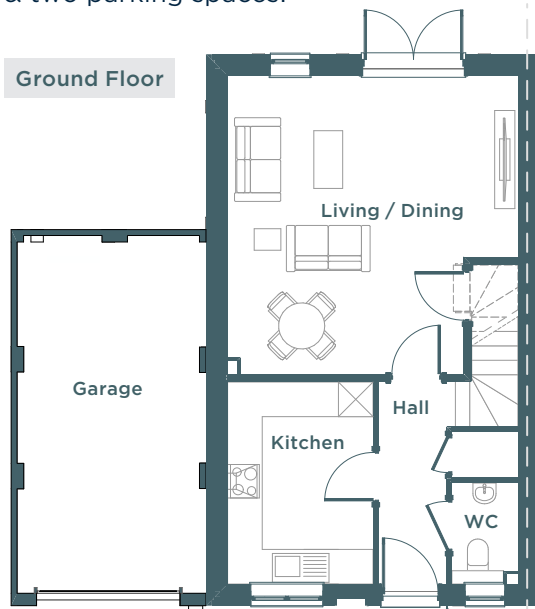
Dimensions should be used as a guide only and should not be used to order carpets or furniture and customers should satisfy themselves of the actual dimensions relating to the property they are purchasing. Elevation details may differ slightly over the same house type from plot to plot.

Customers should ensure they are aware of the detail and finish being provided to a specific plot before committing to a purchase.

PV export restricted to 2.5kw (Import not restricted).

Cadbury 2 3

A 3 bedroom semi detached home featuring en-suite, southerly facing garden, single garage & two parking spaces.



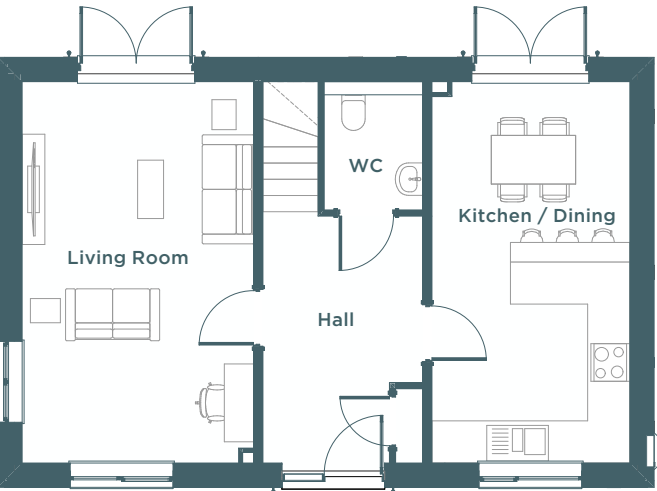
Room	Metric		Imperial
	Length	x Width	Feet x Feet
Kitchen	3.55	x 2.56	11' 6" x 8' 4"
WC	1.79	x 1.18	5' 9" x 3' 9"
Living/Dining Room	5.20 max	x 5.07 max	17' 1" max x 16' 6" max
Bedroom 1	3.36 max 1.41 min	x 5.07 max 2.91 min	11' 0" max 4' 6" min x 16' 6" max 9' 5" min
En-suite	1.88	x 2.10	6' 2" x 6' 9"
Bedroom 2	3.22	x 2.84 max 2.34 min	10' 6" x 9' 3" max 7' 7" min
Bedroom 3	3.22	x 2.66 max 2.16 min	10' 6" x 8' 7" max 7' 1" min
Bathroom	2.13	x 1.85	7' 0" x 6' 1"

Cadeleigh

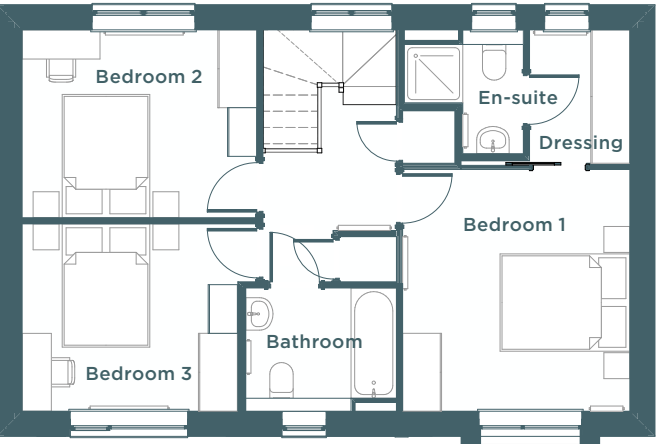
1 12 13

A 3 bedroom detached home with master en-suite and dressing area, a single garage & two parking spaces.

Ground Floor



First Floor

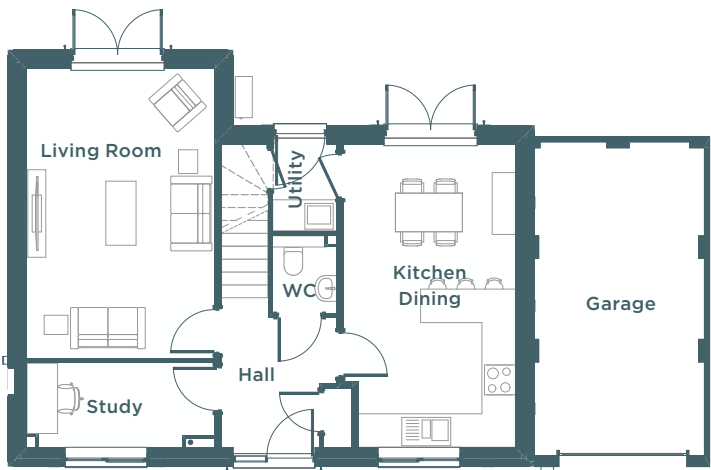


Room	Metric		Imperial	
	Length	Width	Feet	Feet
Kitchen/Dining Room	5.92	3.09	19'4"	10'1"
Living Room	5.92	3.61	19'4"	11'8"
WC	2.01	1.56	6'6"	5'1"
Bedroom 1	3.76	3.54	12'3"	11'6"
En-suite	2.09	0.99	6'9"	3'2"
Dressing Room	2.09	1.58	6'9"	5'2"
Bedroom 2	2.93	3.65	9'6"	11'10"
Bedroom 3	2.92	3.65 max	9'6"	11'10" max
Bathroom	1.94	2.33	6'4"	7'6"

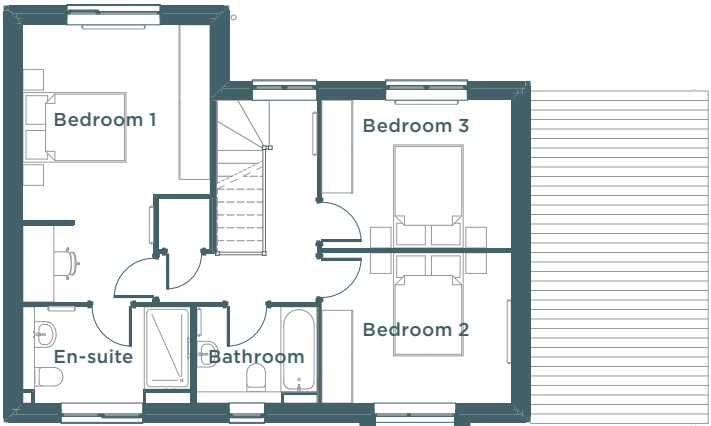
Thorverton 4 5

A 3 bedroom detached home with kitchen/diner, utility, living room and study to the ground floor, en-suite to master, single garage & two parking spaces.

Ground Floor



First Floor

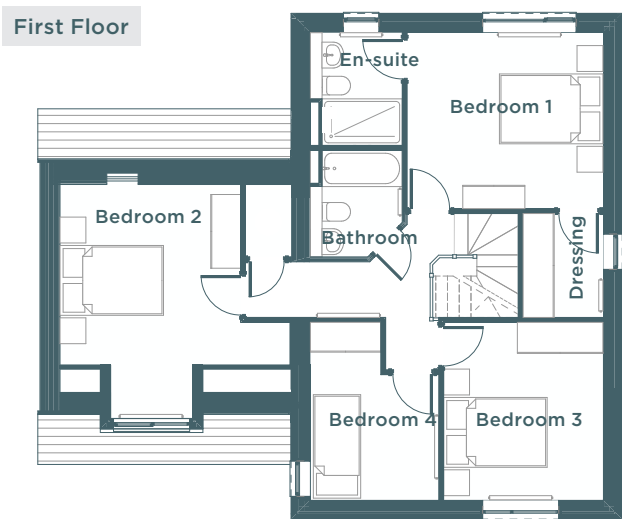
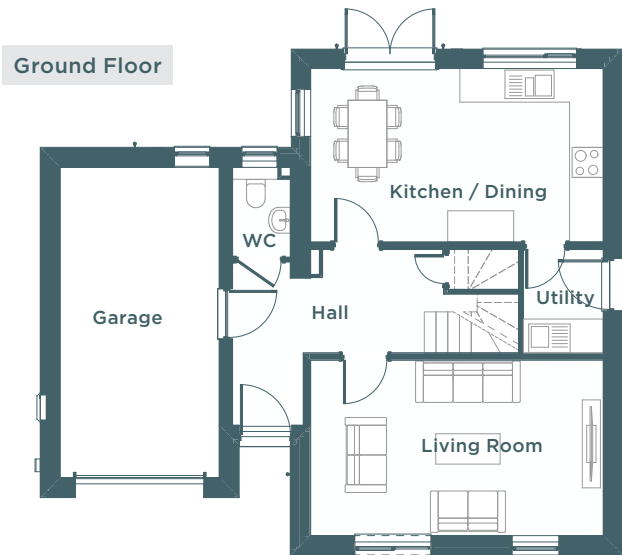


Room	Metric		Imperial	
	Length x Width		Feet	Feet
Kitchen / Dining Room	5.92	3.37 max	19'4"	11'0"
Utility	1.71	1.27	5'6"	4'2"
Living/Room	5.65	3.67	18'5"	12'0"
Study	1.67	3.67	5'5"	12'0"
WC	1.53	1.27	5'0"	4'2"
Bedroom 1	3.83 max 3.32 min	3.66 max 2.57 min	12'6" max 10'9" min	12'0" max 8'4" min
Bedroom 1 recess area	1.51	2.57	5'0"	8'4"
En-suite	1.90	3.29	6'2"	10'8"
Bedroom 2	2.93	3.71	9'6"	12'2"
Bedroom 3	2.90	3.71	9'5"	12'2"
Bathroom	1.90	2.38	6'2"	7'8"

*CGI shows plot 4. Note the elevation of plot 5 is a mix of render and brick. Speak to negotiator for further detail.

Templeton 7 8 9

A 4 bedroom detached home with master en-suite and dressing room, spacious kitchen/diner, utility, living room, single garage & 2 parking spaces.

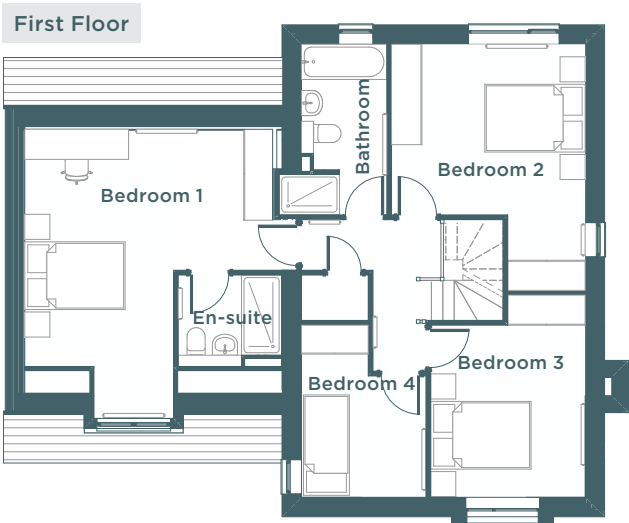
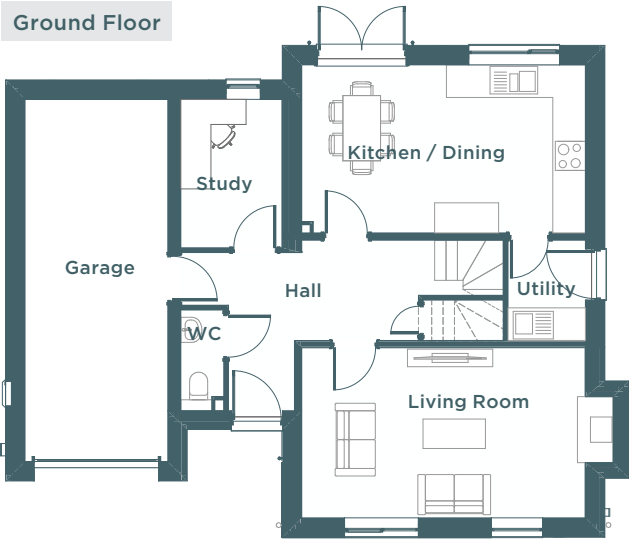


Room	Metric		Imperial	
	Length x Width		Feet x Feet	
Kitchen/Dining Room	3.40	5.70	11'2"	16'6"
Utility	2.04	1.58	6'7"	5'2"
Living Room	3.44	5.70	11'3"	18'7"
WC	1.77	1.27	5'8"	4'2"
Bedroom 1	3.44	3.82	11'3"	12'5"
En-suite	2.21	1.81	7'3"	5'9"
Dressing Room	2.03	1.58	6'7"	5'2"
Bedroom 2	3.54 max 3.01 min*	4.49 max 3.52 min	11'6" max*	14'7" max 11'5" min
Bedroom 3	3.47	3.11	11'4"	10'2"
Bedroom 4	3.47 max 2.45 min	2.52 max 1.4 min	11'4 max 8'0" min	8'3" max 4'6" min
Bathroom	2.09	1.81	6'9"	5'9"

* @ 2m head room

Cheriton 6 10 11

A 4 bedroom detached home with master en-suite, spacious kitchen/diner, utility, living room, study, single garage & 2 parking spaces.



Room	Metric		Imperial	
	Length	Width	Feet	Feet
Kitchen / Dining Room	3.40	5.70	11'2"	18'7"
Utility	2.04	1.58	6'7"	5'2"
Living Room	3.44	5.70 (+ recess)	11'3"	18'7" (+ recess)
Study	2.99	2.17	9'8"	7'1"
WC	2.06	0.86	6'8"	2'8"
Bedroom 1	4.73 max 4.23*	5.16 max 3.0 min	15'5" max 13'9" *	16'9" max 9'8" min
En-suite	1.85	2.10	6'1"	6'9"
Bedroom 2*	4.94 max 3.44 min	3.89 max 1.58 min	16'2"	12'8" max 5'2" min
Bedroom 3*	4.09 max 3.50 min	3.41 max 1.8 min	13'4" max 11'5" min	11' 2' max 5'9" min
Bedroom 4*	3.50 max 2.42 min	2.43 max 1.37 min	11'5" max 7'9" min	7' 9' max 4' 5'min
Bathroom	3.44	1.74	11'3"	5'7"

* @ 2m head room



Site plan

Housetypes

- Cadbury 2 & 3
- Cadeleigh 1, 12 & 13
- Thorverton 4 & 5
- Templeton 7, 8 & 9
- Cheriton 6, 10 & 11



How to find us

Sat Nav

EX17 6NZ

What3Words

preparing.swung.commenced

Directions from Exeter

Head north along Cowley Bridge Road (A377) through Cowley, Newton St Cyres and towards Crediton.

On the approach to Crediton, go straight across the roundabout signposted Town Centre. Continue on A377 until you reach Copplestone.

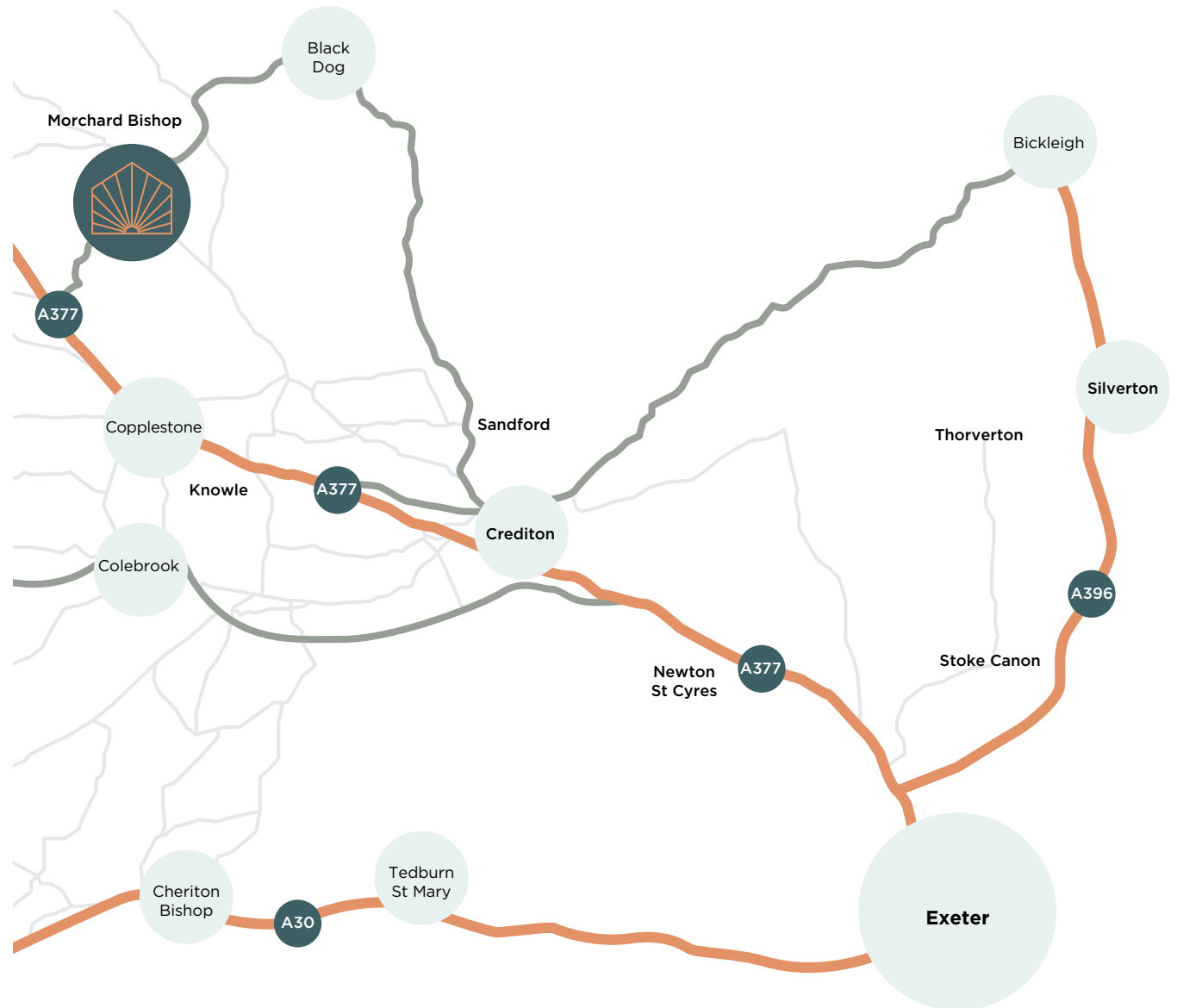
At Copplestone, continue straight on the A377 for another 2 miles. Turn right towards Morchard Bishop (B3220 Morchard Road).

Continue through the village, past the London Inn on to Fore Street and onward to Chulmleigh Road.

Belstone View will be found on the right hand side, denoted by the development sign board.

Distances from Morchard Bishop

Crediton	6.7 miles
Exeter City Centre	15.5 miles
Tiverton	14.2 miles





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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of the Selling Agents has any authority to make or give any representation to warranty, whether in relation to any property or these particulars, nor to enter into any contract relating to the property on behalf of our client.

Floor plans and Site plans are for identification purposes only and are not to scale. They do not form part of any contract for the sale of any property. All dimensions shown are approximate structural dimensions and are scaled. plans prior to construction. No allowance has been made for the thickness of plasterboard or skirting's. Dimensions may vary during the course of construction and purchasers should verify dimensions on site. They should not be relied upon to determine space for furniture, appliances or for fitting carpets. Kitchen and bathroom layouts may be subject to reorientation and are given as a guide.

Computer Generated Images (CGi's) are intended only for illustrative purposes and are subject to interpretation.

Actual finishes, details and any landscaping will vary. plot to plot. Please refer to the working plans on site. Whilst we endeavour to make our sale particulars accurate and reliable, if there is any point, which is of particular importance to you, please contact our marketing agents and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

No responsibility can be accepted for any expenses incurred by any intending purchasers in inspecting properties that have been sold or withdrawn.