



ROCKPOOL
in the countryside and near the sea



Front cover image: Blackpool Sands

the history

Rockpool is a secluded development of only 9 larch clad holiday homes in a truly peaceful area of outstanding natural beauty within the magnificent South Hams of South Devon, just 3 miles from a breathtaking coastline. This incomparable location, in a sheltered coombe full of trees, has an air of exclusivity. Formerly the grounds of a corn mill dating from the 16th century, the gently wooded slopes lead to a flower rich meadow at the southern end, affording beautiful views of the wooded coombes beyond. The development is positioned on the banks of the Gara Brook and blends harmoniously into the natural surroundings. The lodges have a tree house ambiance, positioned, as they are, in and amongst the trees and shrubs with abundant wildlife all around. Flowering shrubs disguise their presence, fusing them, almost imperceptibly, into the landscape. This is a sacrosanct refuge, a place in which to relax, away from it all, and yet it is merely a five minute drive to the exciting sweeping seaboard. The development nestles in a sheltered and private valley bordering the meandering Gara brook. The earliest records indicate that in 1244 this important water source was already crucial to the supply of trade and water to and from Slapton. At one time five mills between Rockpool and Strete served the community, grinding corn and “fulling” woven wool from the fleeces of local flocks. The remaining original mill building, date stoned 1559, is long since defunct, but is now a private residence. The water course, mentioned in 1294 as “Aqua de Slapstone”, fed the working mills in the past, before flowing out through a channel at Strete Gate forming the natural freshwater lagoons which are now known as the Higher and Lower Leys, these are the renowned 200 acre nature reserves behind Slapton Sands.



the environment

Neighbouring small communities are in good heart and are great sources of local information and events. A visit to the local pub or shop will identify many events and walks which would not necessarily be advertised or discovered elsewhere. Walking, cycling, riding, horse and cart, steam train, ferry boat, non-stop sailing; all modes of transport that are available in the vicinity. Any journey can be an adventure in the South Hams. The nine lodges enjoy distinctive individual positions into the terraced banks of a naturally wooded coombe. The south facing plots are wooded but not overshadowed by young trees, with woodland hills and valleys beyond. Winding up to the heights, the land opens out to reveal a small orchard and paddock on the north west side. This ideal position for a picnic amongst the meadow grasses, orchids and wildflowers is kissed by gentle sea breezes. Buzzards soar overhead and in the canopy nuthatches and woodpeckers busy themselves amongst the broadleaved trees. Shrubs predominate in the landscape and flourish in the clement weather. They provide a riot of colour throughout the seasons – accents of yellow in spring, later rosy hues of pink and purple from rhododendrons and then flushed with verdant greens as the seasons progress. The holiday homes at Rockpool are all built and each has a 3 bedroom layout with a family bathroom and one en-suite. The homes have been positioned to provide a sense of privacy and yet maximise the rural scene directly outside the window.



the interiors

Perhaps the most impressive features in the new lodges are the highly specified materials used with a fastidious eye for detail:-

Standard:

Scandinavian, engineered timber window frames
Oak plank floors
Paula Rosa fitted kitchens
Stainless wall sockets and switches

Standard:

Fully tiled bathrooms and en-suites
Fitted wardrobes in plots 3 to 9
Ceiling pendant and wall mounted lighting
Central heating with gas fired condensing combi-boiler

Options

2 or 3 bedroom, en-suite layouts
Photovoltaic cells & solar heating
Moss sedum roof
Hot tub recessed in deck

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Hope Cove



Endeavour Cove

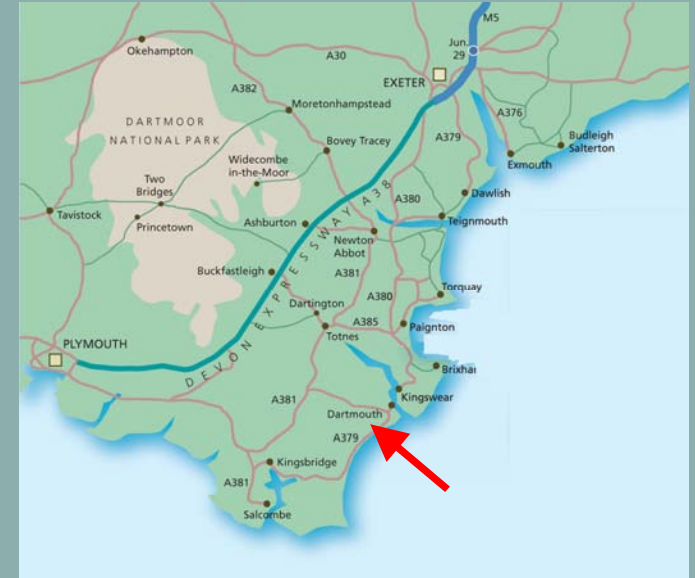


Dartmouth

the local area

An area of outstanding beauty, many consider the South Hams to be the loveliest part of Devon. It enjoys one of the mildest climates in Britain, protected from the north by the Dartmoor National Park and caressed by the Gulf Stream waters to the south. The coast is a magnificent draw, steeped in maritime history, with multitudes of charismatic fishing hamlets which transport the visitor back to another era. Inland there are charming timeless villages by rivers or in peaceful valleys. Even in the busiest days of summer, they provide quiet havens to relax in. During the course of the year Dartmouth is host to a range of festivals and events, some new, some ancient, which have become cornerstones of the year's calendar. All manner of seaside resorts are found locally; the idiosyncratic Burgh Island, intriguing lost village of Hallsands, picturesque Dittisham, expansive sands of Slapton, bijou Blackpool Sands, and the freshwater lagoon of Slapton Ley; a 200 acre lake and nature reserve. These are just a few of the obvious choices. They all provide a rich and ever changing spectacle at different times; wild and rugged, contrasting with gentle and serene. Farming dominates this pastoral landscape sweeping up and away from the estuaries of great rivers running to the sea. The rural landscape is rich and fertile and offers a bountiful harvest of local produce. Speciality foodstuffs, that will not be found at home, can be purchased straight from source at weekly farmer's markets, grown and produced by local characters who create a true flavour of the South Hams. These marketplaces are at the same time a delight for the eye and a feast for the senses, and not to be missed.

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the terms

- purchase price inclusive of lodge with 125 year licence on plot
- no council tax, rates of circa £300 p.a.
- both communal and lodge grounds maintained by developer
- holiday occupancy only restriction
- holiday lettings permitted, but not obligatory - terms apply
- quality managed holiday lettings service available

utilities

- **gas** metered, piped LPG
- **water** metered, piped mains
- **electricity** metered, mains
- **drainage** private treatment system
- **telephone** BT connection available
- **satellite** sockets ready for aerial

distances

- Beaches 5 mins
- Slapton 5 mins
- Dartmouth 15 mins
- Totnes 30 mins
- Salcombe 45 mins
- Dartmoor 45 mins
- Exeter 45 mins
- Eden Project 1 hour
- Padstow 1.5 hours
- Bristol 2 hours
- Birmingham 2.5 hours

activities

- Birdwatching 0 mins
- Naturewatch 0 mins
- Village shop 5 mins
- Village pub 5 mins
- Swimming 5 mins
- Fishing 5 mins
- Sailing 5 mins
- Water sports 5 mins
- Golf 15 mins
- Theatre 15 mins
- Regattas 15 mins

tax benefits

Benefits may be available for investments in bona fide furnished holiday lettings (FHL). As a result of the June 2010 Budget, the previously proposed withdrawal of the FHL rules will not now occur, though it is likely that some changes will be made to the rules in due course.

Separately, regardless of lettings, the following benefits apply:

- a) No Stamp Duty Land Tax payable on new lodges.
- b) Bona fide businesses: Plant & Machinery Capital Allowances.
- c) Rates payable instead of Council Tax.

Further information is available, however neither the vendor nor their agents are providing investment advice. Purchasers must take their own professional advice from an accountant.

directions

Follow the A3122 to Dartmouth. Upon entering the town, take the right hand turning signposted; A379 Slapton. Follow the road for 4.7 miles, passing through Stoke Fleming, past Blackpool Sands and Strete, on the coast road. Upon arriving at the War Memorial, with the sea on your left, turn right towards Slapton village. Follow through the village and, after leaving, follow the road for 1.4 miles. Turn right signposted Gara Mill. Follow for 0.2 miles and turn right, again signposted Gara Mill. Follow for 0.6 miles until arriving at Rockpool.

viewing

Viewing is strictly by appointment with the sole agent:

sole agent:



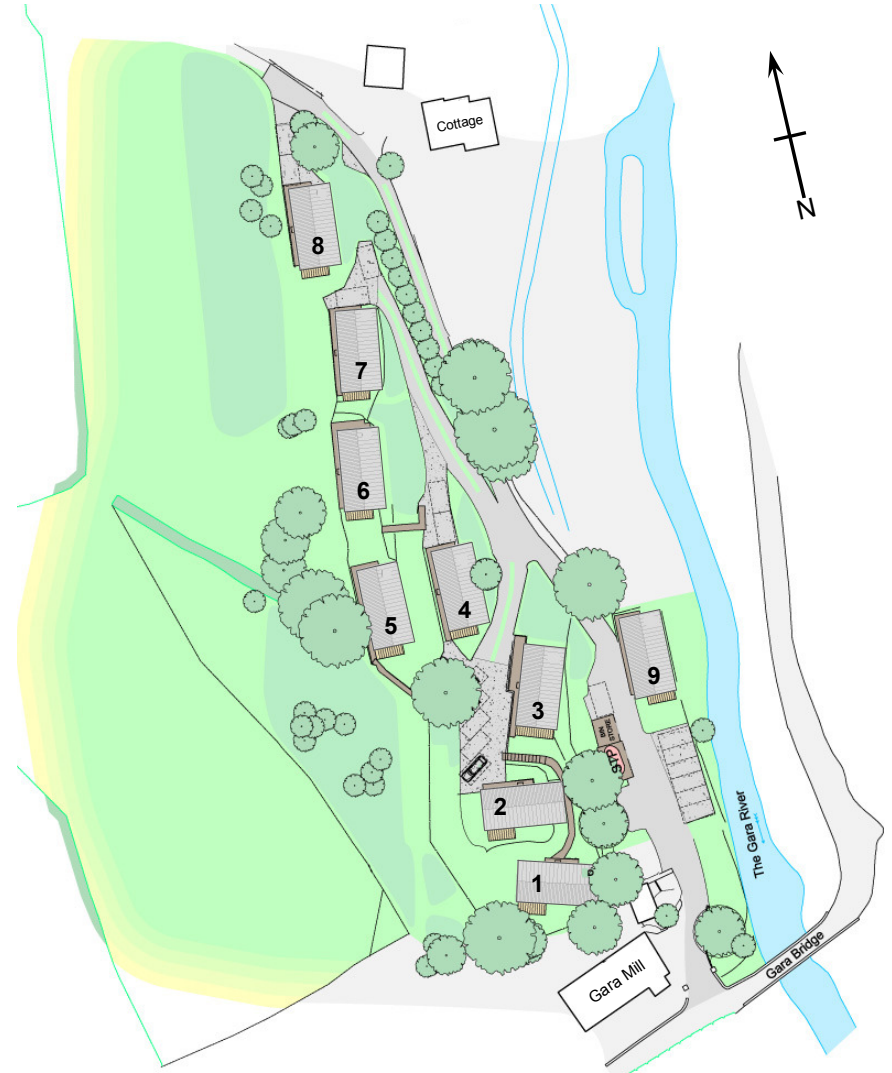
19, Southernhay East
Exeter EX1 1QD
01392 848844
www.knightfrank.com

a development by:



CHARTEROAK ESTATES

6, Trent Court, Trent
Sherborne, Dorset DT9 4SL
01935 851706
www.charteroak.co.uk



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