

OTTERS HOLT

OTTERY
ST.MARY
—♦—
DEVON

AN EXCLUSIVE COLLECTION OF TWO,
THREE AND FOUR BEDROOM HOMES



Computer generated image of Otters Holt

WELCOME TO OTTERS HOLT

Adjacent to the River Otter in the heart of East Devon, Otters Holt is an exclusive collection of 2, 3 and 4 bedroom homes. Designed to reflect the historic setting of the former woollen mill, the new homes combine both traditional and contemporary family living.

The winding streets of this historic market town filled with independent shops and cafes are a short, picturesque stroll from the riverside development, whilst both primary and secondary schools are also within walking distance.

Located at the gateway of Ottery St Mary, only 12 miles from Exeter and close to the major road networks, Otters Holt is ideal for commuting and enjoying the surrounding countryside and villages of East Devon.



Poetry stones - Samuel Coleridge



Ottery St Mary



St Mary's Parish Church

A DELIGHTFUL TOWN STEEPED IN CENTURIES OF HISTORY

First mentioned as 'Otri' in the Domesday Book of 1086, the ancient market town prospered on the banks of the River Otter, around the parish church of Saint Mary.

Discover the town's acclaimed history on one of the many local footpaths and take in the flowing 18th century Tumbling Weir, beautiful red brick mill buildings, the tributes to Samuel Taylor Coleridge, Ottery St Mary's most eminent son and the tapestry of shops and eateries that flourish along the High Street.

Throughout the year the town celebrates its past and heritage with a range of community-based events such as the famous Tar Barrel procession in November, dating back to the Gunpowder Plot in 1605.

The local comprehensive King's School, rated as outstanding, owes its name to King Henry VIII and is supplemented by a range of primary schools, close to Otters Holt.



River Otter



Ottery St Mary



Tumbling Weir



The Rusty Pig



The Lamb and Flag



Ottery St Mary



Sculpture of Samuel Coleridge



River walks



Cadhay, Ottery St Mary



Queen Victoria Jubilee Monument



Local bakery



Ladram Bay



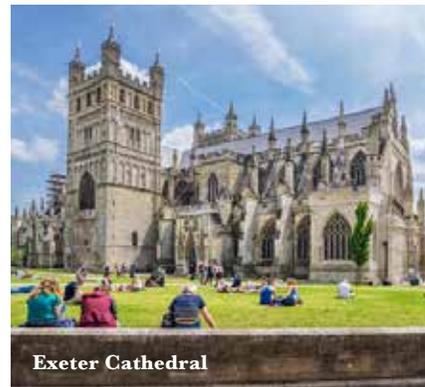
Sidmouth



Racing at Exeter Racecourse



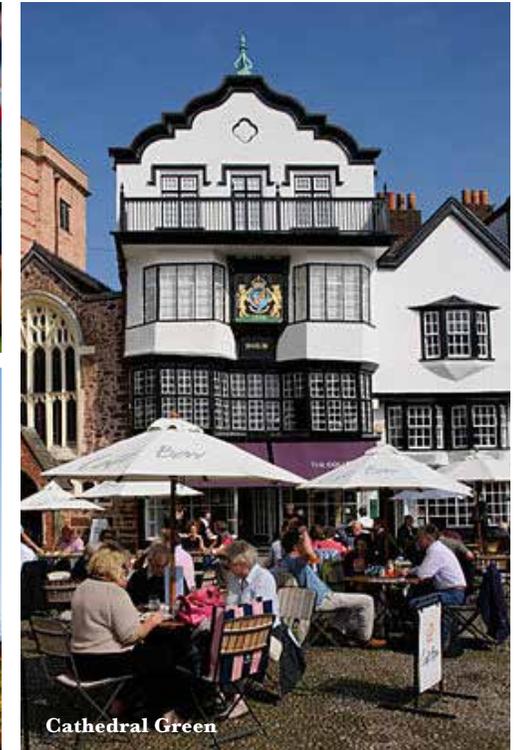
Gandy Street



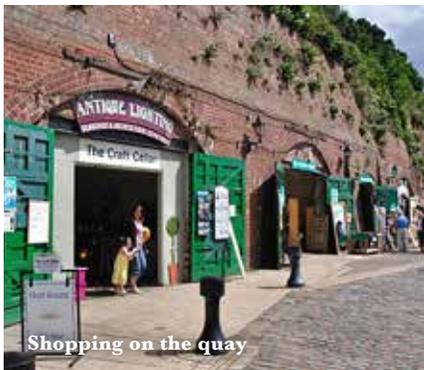
Exeter Cathedral



Princesshay at night



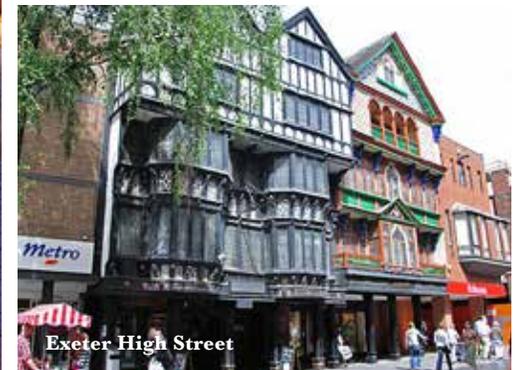
Cathedral Green



Shopping on the quay



Double Locks, Exeter



Exeter High Street



Cathedral Close, Exeter



Blackdown Hills - an Area of Outstanding Natural Beauty



Otterton Village

CONTRASTING LIFESTYLE OPTIONS

Less than two miles from the A30, midway between Exeter and Honiton, Otters Holt is ideally located for commuting along the M5 corridor or exploring the wider surroundings.

In contrast to the peaceful setting of Ottery St Mary, the nearby cathedral city of Exeter offers high street and out of town shopping in abundance supplemented by bountiful entertainment and leisure opportunities for all ages.

Just over 6 miles from Otters Holt, discover the rich and varied coastline of East Devon. Spend your days walking along the dramatic cliff faces of the Jurassic Coast on the South West Coastal Path, paddling in the sea and indulging in an ice cream or fish and chips.



OUR VISION

The unique historical context of Ottery St Mary shaped the vision for bringing the vacant site back into a well-designed prosperous use. On the sites' boundaries sits the dominant listed Mill and Mill Street which heavily influenced the style and character of the houses.

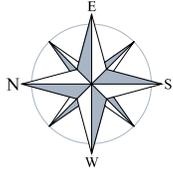
Complementing the massing of the Mill, the 3 storey riverside townhouses provide a strong sense of form and enclosure. Their positioning also offered the opportunity for dual aspect housing with the front synonymous with the appearance of the Mill whilst the rear elevation is contemporary with expansive glazing, sliding doors, balconies and terraces to maximise the wonderful rural and river views.

The new terrace along Mill Street delivers a more traditional style of architecture. The red brick and light mortar, slate pitched roof and sliding sash effect windows match the material palette of the Mill. Ground floor bays, dormer windows and chimneys deliver a stronger and more defined terrace blending into the historic landscape.

Julian

Julian Hampson RIBA
Design Director, Acorn Property Group

DEVELOPMENT LAYOUT



-  2 BEDROOM COACH HOUSE
-  3 BEDROOM HOUSE
-  4 BEDROOM HOUSE



The development layout is for illustration purposes only. Plot positions, parking and landscaping can vary slightly during construction. All structural and landscaping finishes are indicative only.



Photographs of previous Acorn developments

A HIGH QUALITY SPECIFICATION TO EACH AND EVERY HOME

With large living spaces and generous bedrooms the carefully considered interiors are contemporary, open and light.

The modern kitchen spaces feature a range of integrated appliances whilst the bathrooms have white sanitary ware, ceramic floor and wall tiles and thermostatic showers.

Each home has its own unique features and extra touches of luxury, whether it's a terrace or balcony overlooking the River Otter, loft-style bedrooms to the three storey properties or Juliet balconies.

SPECIFICATION

Kitchen

- Fully fitted contemporary kitchen with laminate worktop and upstand
- LED under wall unit lighting
- Built in multifunction single oven
- Integrated microwave*
- Frameless touch control hob
- Integrated extractor hood
- Integrated fridge/freezer
- Integrated dishwasher

Bathroom

- Contemporary white wall-mounted sanitary ware
- Chrome taps
- Chrome heated towel rail
- Bath with tiled side panel and shower screen
- Thermostatic shower over bath
- Shaver socket
- Ceramic floor and wall tiles
- Full-height wall tiling to bath

En-suite

- White contemporary sanitary ware
- Chrome taps
- Oversized shower tray with glass screen
- Thermostatic shower with wall-mounted shower head and separate hand held shower
- Chrome heated towel rail
- Shaver socket
- Ceramic floor and wall tiles
- Full height wall tiling to shower

Balconies / Terraces

- Glass panelled balustrade with stainless steel top-rail
- Composite decking to balconies and terraces
- External light to all balconies and terraces

Windows and Doors

- Composite front door
- UPVC glazed doors
- UPVC windows with timber sash appearance
- White solid core internal doors with feature horizontal channels

Gardens

- Paving slabs to rear garden door
- External socket to paved area
- Outside tap to paved area
- External light to rear garden

Interior Finishes

- Walls and ceiling painted in white matt emulsion
- Painted white square profile architrave and skirting
- Contemporary chrome ironmongery

Electrical Fittings

- Slim profiled white light switches and sockets
- Mix of recessed downlights and pendants
- Sky TV (by subscription) and BT points to master bedroom and living room
- TV and home network points to living room and master bedroom
- TV points to all bedrooms

Heating / Hot Water

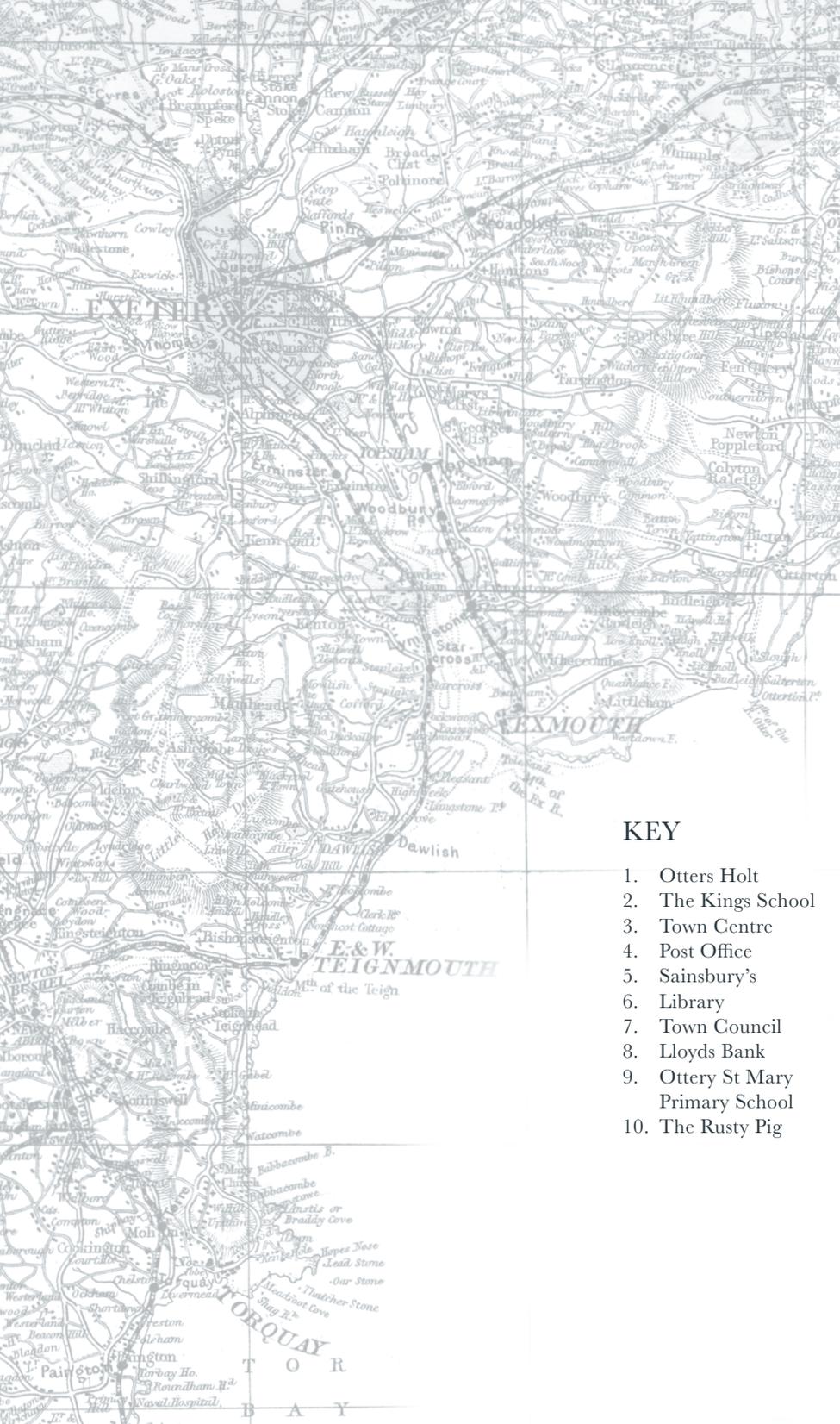
- Highly efficient gas boiler with 2 year warranty
- Radiators to all rooms
- Plumbing for washer/dryer allowed within storage cupboard
- Smart gas and electricity meters

Security

- Smoke detectors and carbon monoxide alarm
- Multi-point locking system to front door

* to selected plots only

The specification is intended as a guide only. Acorn Property Group reserves the right to alter the specification at any time.



- KEY**
1. Otters Holt
 2. The Kings School
 3. Town Centre
 4. Post Office
 5. Sainsbury's
 6. Library
 7. Town Council
 8. Lloyds Bank
 9. Ottery St Mary Primary School
 10. The Rusty Pig



EXETER AIRPORT



OTTERY BRIDGE



EXETER CENTRAL STATION

TRAVEL TIMES

Only 2 miles from the A30 and 10 miles from junction 29 of the M5, the superb location of Otters Holt is perfect for commuting or exploring the wider local area and beyond.

The rail station at nearby Feniton is on the Exeter Central line and offers direct services to London. Exeter Airport is 8 miles away, offering flights to a wide range of national and European destinations.

ROAD:

Exeter Airport	8 miles	12 mins
Exeter	12 miles	25 mins
Exmouth	13 miles	26 mins
Lyme Regis	18 miles	30 mins
Taunton	23 miles	37 mins
Bristol	84 miles	1 hr 30 mins
London	160 miles	3 hrs 15 mins

theAA.com

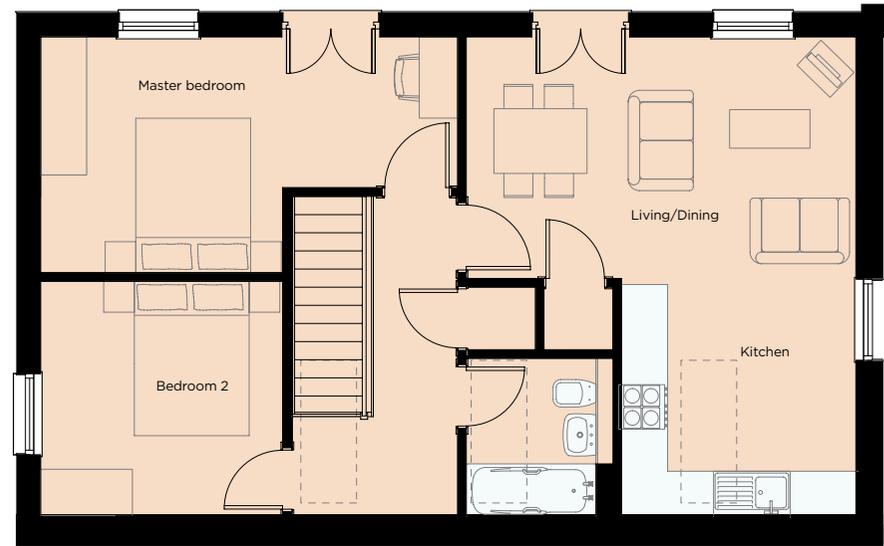
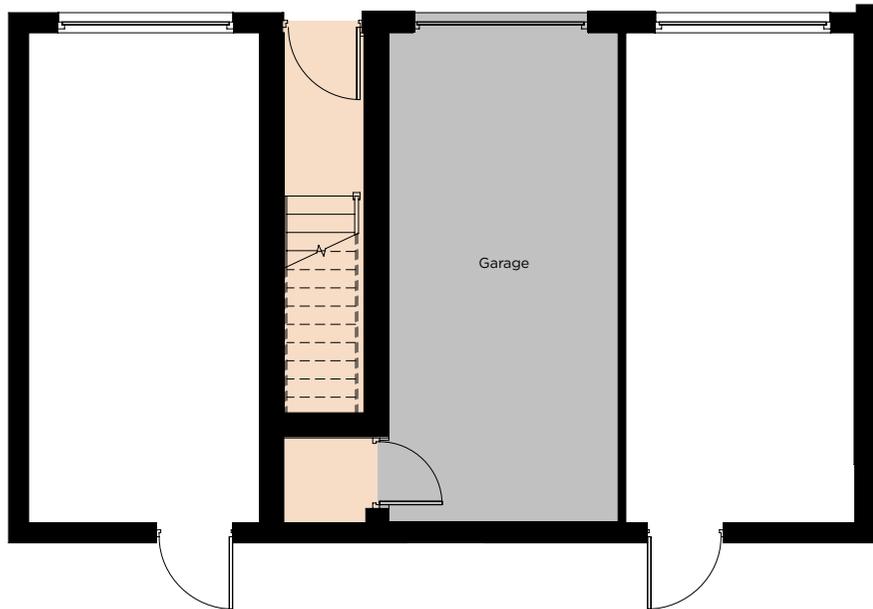
RAIL:

from Feniton St.	3 miles	8 mins
Exeter St Davids		23 mins
Exmouth		57 mins
Taunton		1 hr
Bristol Temple Meads		1 hr 30 mins
London		3 hrs

thetrainline.com

Numbers 25 & 26

2 bedroom detached coach house



First floor

Kitchen	3.11m x 3.02m	10'2" x 9'10"
Living/Dining	5.17m x 3.21m	16'11" x 10'6"
Master bedroom	5.44m x 3.05m	17'10" x 10'0"
Bedroom 2	3.14m x 3.06m	10'3" x 10'0"

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. Computer generated image for illustrative purposes only. Not plot specific. 06/17



Number 1

4 bedroom detached house

- ◆ Open plan kitchen/dining area with separate utility room
- ◆ Fully glazed doors in the living room provide access to the garden and allow natural light to stream in
- ◆ Four double bedrooms
- ◆ Master bedroom with en-suite and balcony overlooking the river
- ◆ Detached double garage

Floor Area
1,557 sq ft

Number 1

4 bedroom detached house



Ground floor

Kitchen/Dining	5.66m x 3.80m	18'6" x 12'5"
Living room	5.66m x 3.23m	18'6" x 10'7"

First floor

Master bedroom	5.66m x 3.23m	18'6" x 10'7"
Bedroom 2	3.80m x 3.31m	12'5" x 10'10"

Second floor

Bedroom 3	3.88m x 3.80m	12'8" x 12'5"
Bedroom 4	3.88m x 3.22m	12'8" x 10'6"

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. Computer generated image for illustrative purposes only. Not plot specific. 06/17



Number 28

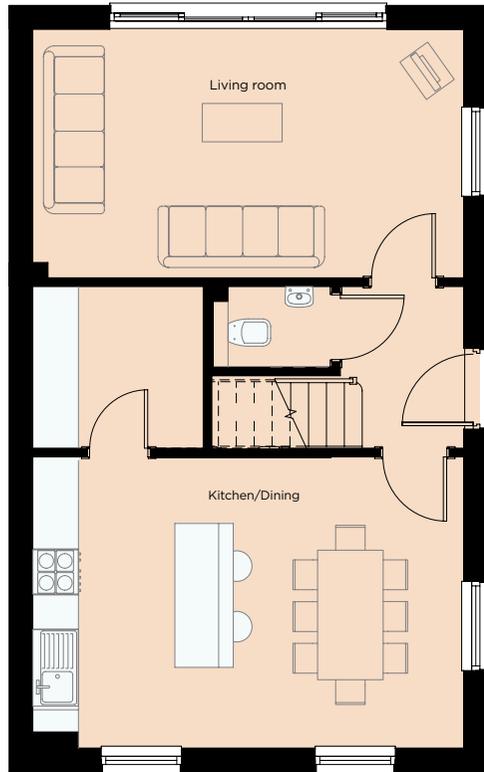
4 bedroom detached house

- ◆ Open plan kitchen/dining area with separate utility room
- ◆ Fully glazed doors in the living room provide access to the garden and allow natural light to stream in
- ◆ Four double bedrooms
- ◆ Master bedroom with en-suite
- ◆ Garage and parking space

Floor Area
1,557 sq ft

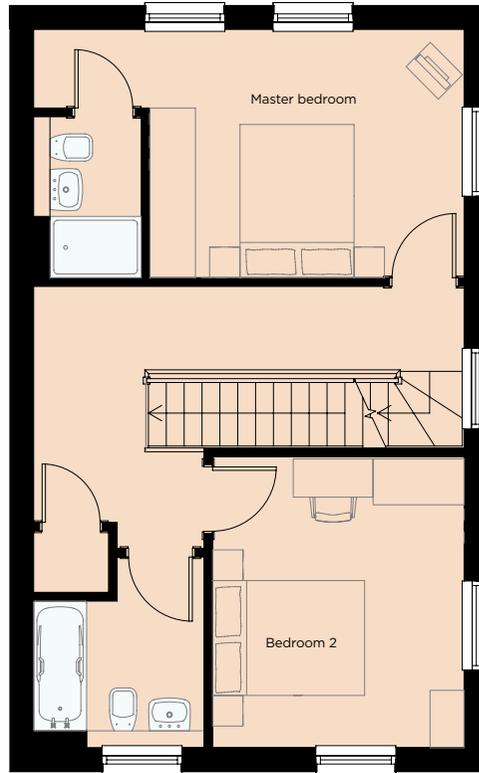
Number 28

4 bedroom detached house



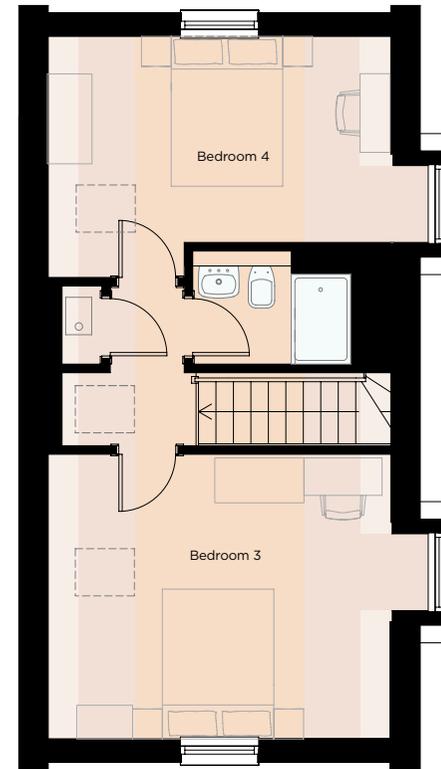
Ground floor

Kitchen/Dining	5.66m x 3.80m	18'6" x 12'5"
Living room	5.66m x 3.24m	18'6" x 10'7"



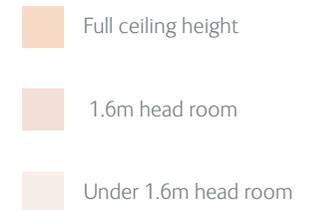
First floor

Master bedroom	5.66m x 3.24m	18'6" x 10'7"
Bedroom 2	3.80m x 3.31m	12'5" x 10'10"



Second floor

Bedroom 3	3.80m x 3.78m	12'5" x 12'4"
Bedroom 4	3.78m x 3.22m	12'4" x 10'6"



These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. Computer generated image for illustrative purposes only. Not plot specific. 06/17



Number 13

4 bedroom house

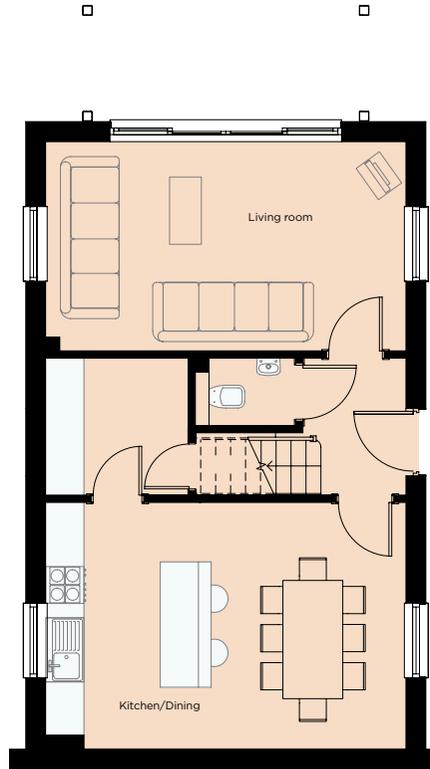
- ◆ Dual aspect open plan kitchen/ dining with a separate utility room
- ◆ Separate triple aspect living room with sliding doors onto garden
- ◆ Four double bedrooms
- ◆ Master bedroom with en-suite and a balcony overlooking the river
- ◆ Detached garage

Floor Area

1,568 sq ft

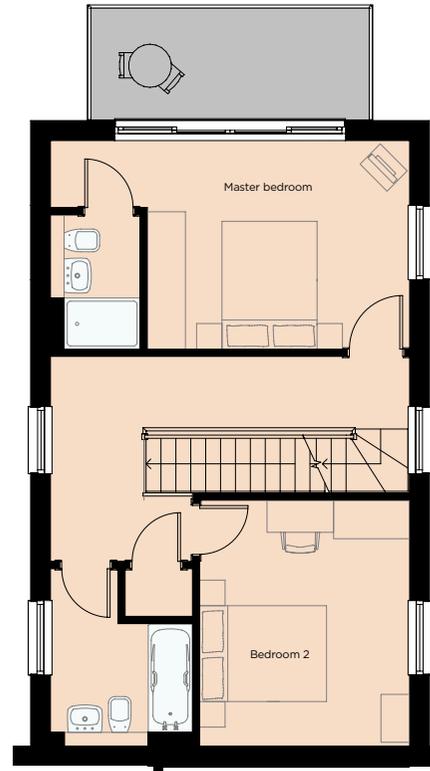
Number 13

4 bedroom house



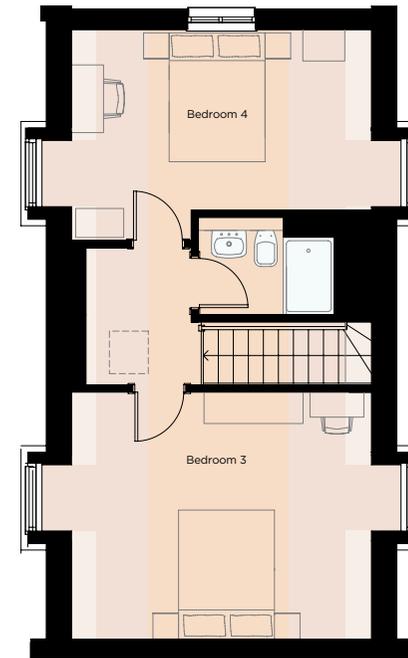
Ground floor

Kitchen/Dining	5.66m x 3.84m	18'6" x 12'7"
Living room	5.66m x 3.26m	18'6" x 10'8"



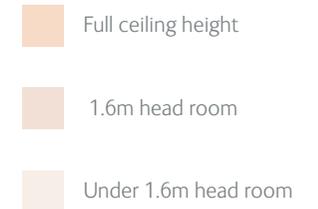
First floor

Master bedroom	5.66m x 3.26m	18'6" x 10'8"
Bedroom 2	3.85m x 3.31m	12'7" x 10'10"



Second floor

Bedroom 3	3.88m x 3.85m	12'8" x 12'7"
Bedroom 4	3.88m x 2.80m	12'8" x 9'2"



These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. Computer generated image for illustrative purposes only. Not plot specific. 06/17



OTTERS
OTTERY
ST. MARY
DEVON
HOLT

Number 16

3 bedroom detached house

- ◆ Corner plot
- ◆ Open plan living with French doors opening onto the garden
- ◆ Dual aspect master bedroom with en-suite
- ◆ Garage and parking space

Floor Area
1,185 sq ft



Number 27

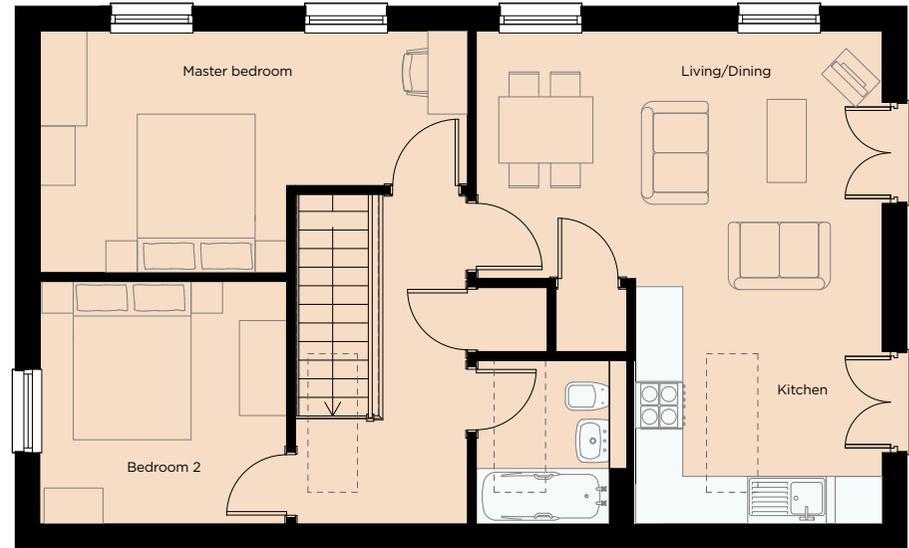
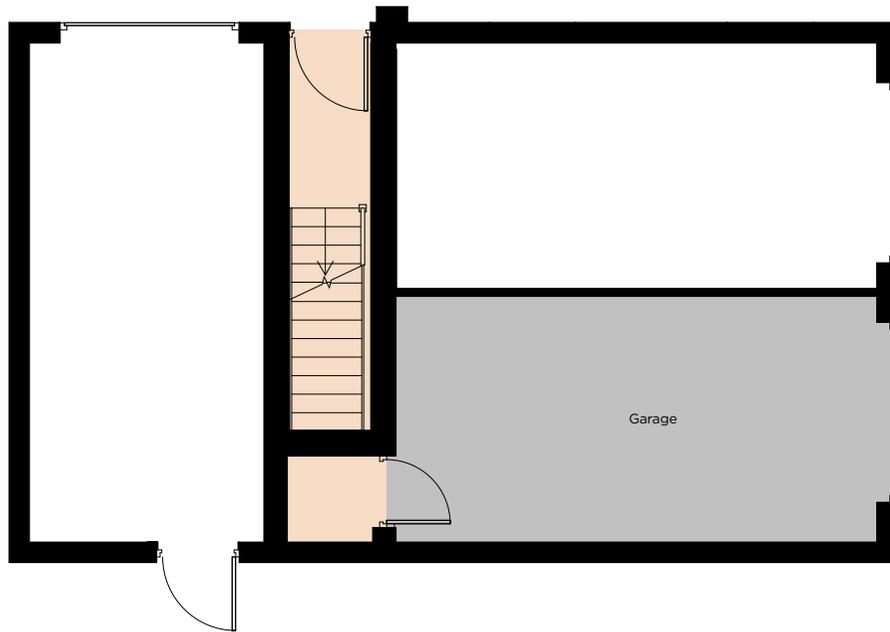
2 bedroom detached coach house

- ◆ Dual aspect open plan living with two Juliet balconies
- ◆ Two double bedrooms
- ◆ Garage with store cupboard and a parking space

Floor Area
784 sq ft

Number 27

2 bedroom detached coach house



First floor

Kitchen	3.14m x 3.10m	10'3" x 10'2"
Living/Dining	5.17m x 3.13m	16'11" x 10'3"
Master bedroom	5.44m x 3.05m	17'10" x 10'0"
Bedroom 2	3.14m x 3.06m	10'3" x 10'0"

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. Computer generated image for illustrative purposes only. Not plot specific. 06/17



Number 17

2 bedroom coach house

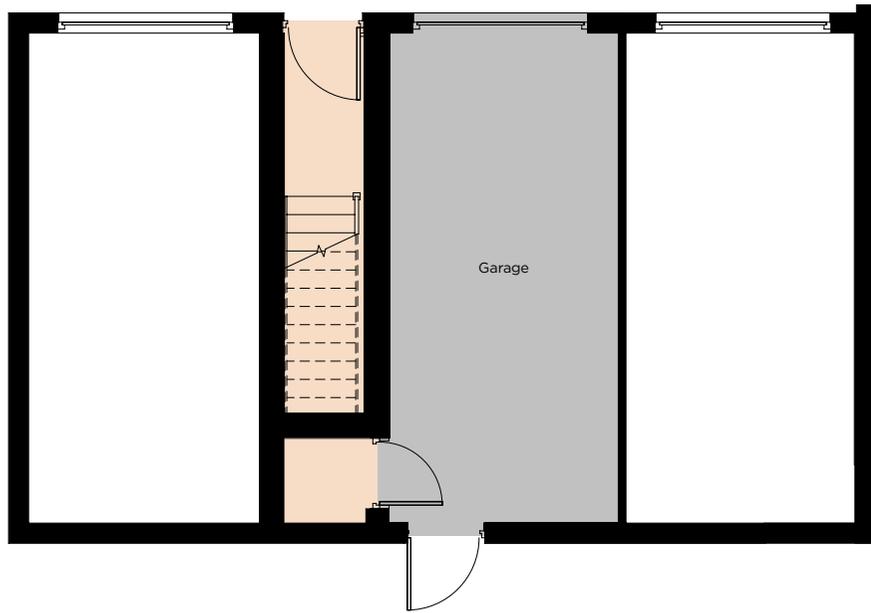
- ◆ Dual aspect open plan living with Juliet balcony
- ◆ Two double bedrooms
- ◆ Master bedroom with Juliet balcony
- ◆ Garage with store cupboard and a parking space

Floor Area

784 sq ft

Number 17

2 bedroom coach house



First floor

Kitchen	3.11m x 3.02m	10'2" x 9'10"
Living/Dining	5.12m x 3.21m	16'9" x 10'6"
Master bedroom	5.44m x 3.05m	17'10" x 10'0"
Bedroom 2	3.16m x 3.06m	10'4" x 10'0"

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. Computer generated image for illustrative purposes only. Not plot specific. 06/17



Numbers 2-6 & 9-11

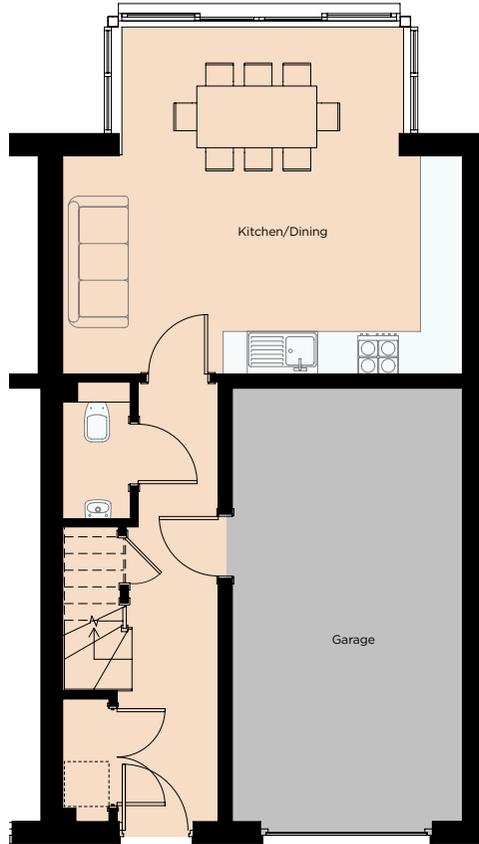
4 bedroom townhouses

- ◆ Open plan kitchen/dining area with a fully glazed bay with sliding doors into the garden
- ◆ Separate first floor living room with a balcony overlooking the river
- ◆ Four double bedrooms with en-suites to master bedroom and bedroom 2
- ◆ Integral garage with internal access and a parking space

Floor Area
1,567 sq ft

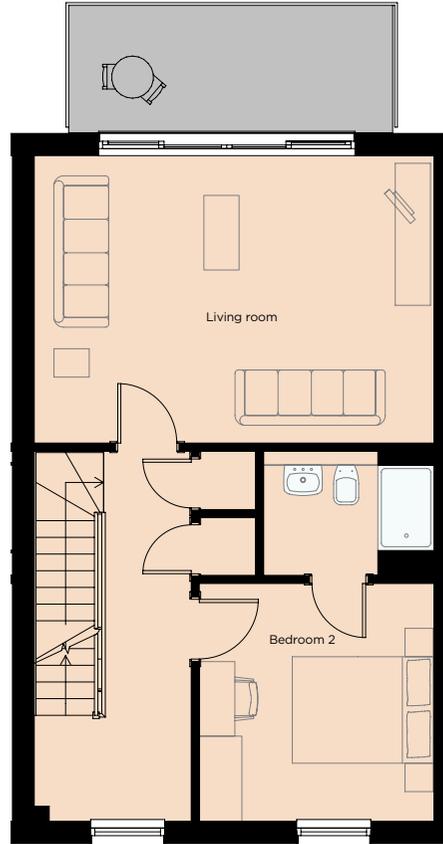
Numbers 2-6 & 9-11

4 bedroom townhouses



Ground floor

Kitchen/Dining 5.67m x 4.97m 18'7" x 16'3"



First floor

Living room 5.68m x 4.05m 18'7" x 13'3"
Bedroom 2 3.46m x 3.35m 11'4" x 10'11"



Second floor

Master bedroom 4.59m x 4.30m 15'0" x 14'1"
Bedroom 3 3.45m x 3.01m 11'3" x 9'10"
Bedroom 4 3.80m x 2.55m 12'5" x 8'4"



Numbers 7, 8 & 12

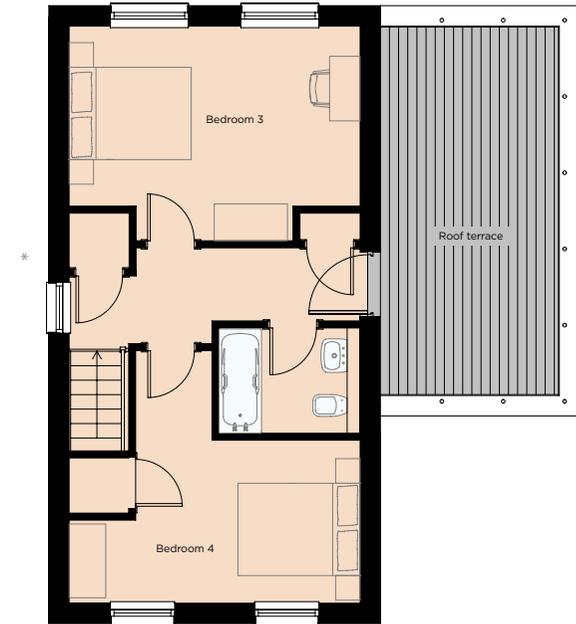
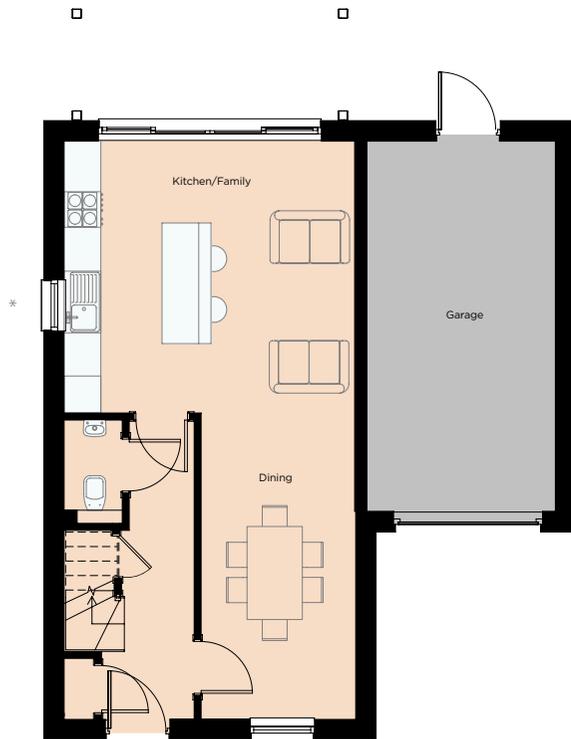
4 bedroom detached house

- ◆ Open plan kitchen/family area with a fully glazed bay with sliding doors into the garden
- ◆ Separate first floor living room with a balcony overlooking the river
- ◆ Master bedroom with en-suite and Juliet balcony
- ◆ A unique roof terrace on the second floor
- ◆ Integral garage and a parking space

Floor Area
1,655 sq ft

Numbers 7, 8 & 12

4 bedroom detached house



* Window to plots 7 & 8 only

Ground floor

Kitchen/Dining 9.37m x 4.75m 30'8" x 15'7"

First floor

Living room 4.76m x 3.10m 15'7" x 10'2"
 Master bedroom 4.46m x 3.10m 14'7" x 10'2"
 Bedroom 2 3.26m x 2.65m 10'8" x 8'8"

Second floor

Bedroom 3 4.76m x 2.92m 15'7" x 9'6"
 Bedroom 4 4.76m x 2.65m 15'7" x 8'8"

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. Computer generated image for illustrative purposes only. Not plot specific. 06/17



Numbers 29-33

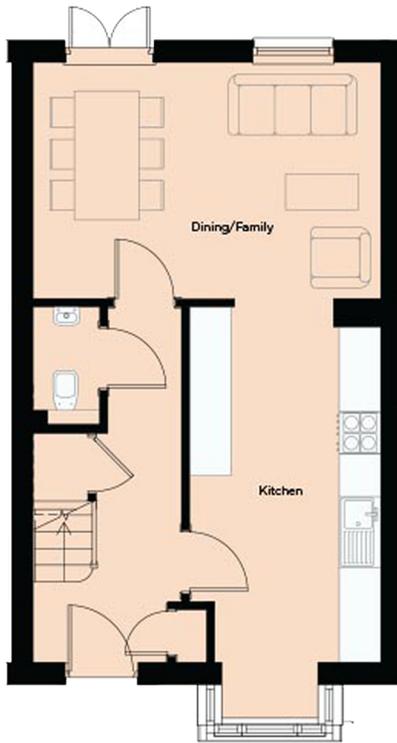
3 bedroom townhouse

- ◆ Open plan living room with French doors opening onto garden
- ◆ Kitchen with plenty of preparation space and a bay window allows plenty of natural light
- ◆ Three double bedrooms with en-suite to master bedroom
- ◆ Garage with access from rear garden and off street parking

Floor Area
1,266 sq ft

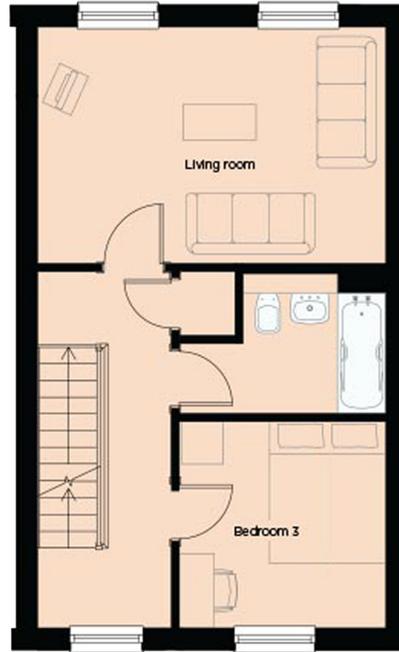
Numbers 29-33

3 bedroom townhouse



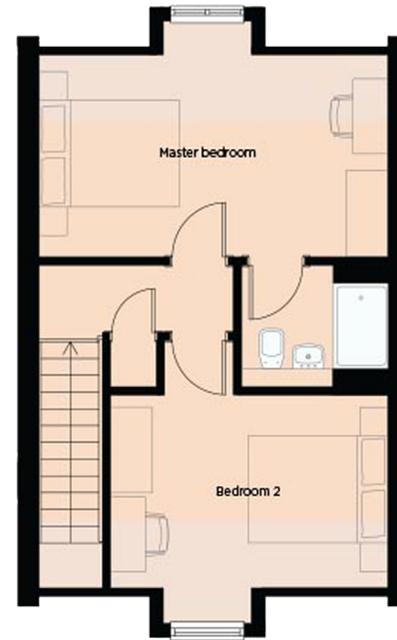
Ground floor

Kitchen	5.77m x 2.75m	18'11" x 9'0"
Dining/Family	5.00m x 3.33m	16'4" x 10'11"



First floor

Living room	5.00m x 3.33m	16'4" x 10'11"
Bedroom 3	2.96m x 2.91m	9'8" x 9'6"



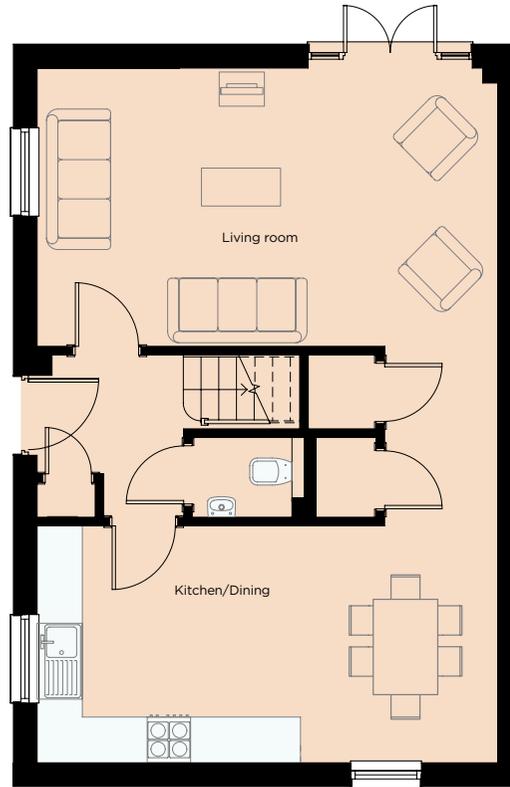
Second floor

Master bedroom	5.00m x 2.84m	16'4" x 9'3"
Bedroom 2	3.98m x 2.71m	13'0" x 8'10"

- Full ceiling height
- 1.6m head room

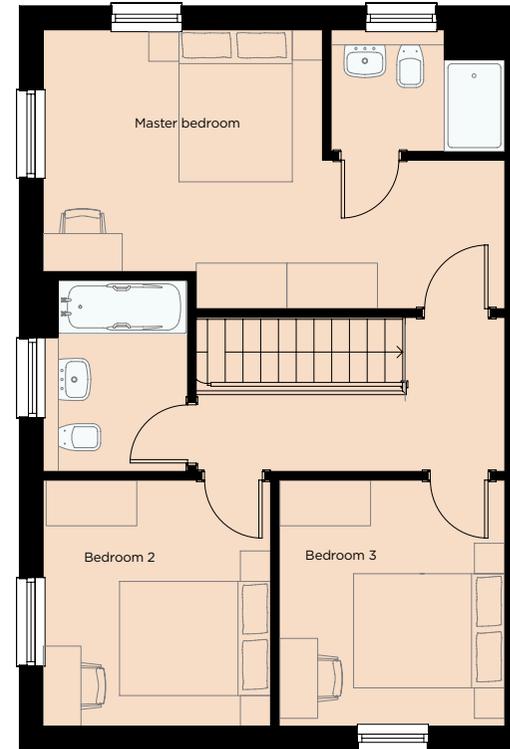
Number 16

3 bedroom detached house



Ground floor

Kitchen/Dining	6.11m x 3.12m	20'0" x 10'2"
Living room	6.11m x 3.67m	20'0" x 12'0"



First floor

Master bedroom	6.11m x 3.67m	20'0" x 12'0"
Bedroom 2	3.23m x 3.01m	10'7" x 9'10"
Bedroom 3	3.23m x 2.98m	10'7" x 9'9"



Numbers 14, 15,
18-20, 23 & 24
3 bedroom house

- ◆ Fully glazed doors in the open plan living room provide access to the garden and allow natural light to stream in
- ◆ En-suite to master bedroom
- ◆ Allocated off street parking

Floor Area
837 sq ft

Numbers 14, 15, 18-20, 23 & 24

3 bedroom house



* Window to plot 24 only

Ground floor

Kitchen	3.50m x 2.63m	11'5" x 8'7"
Living/Dining	4.86m x 4.62m	15'11" x 15'1"

First floor

Master bedroom	3.53m x 2.95m	11'6" x 9'8"
Bedroom 2	3.22m x 2.60m	10'6" x 8'6"
Bedroom 3	3.22m x 1.90m	10'6" x 6'2"



Numbers 21-22

3 bedroom house

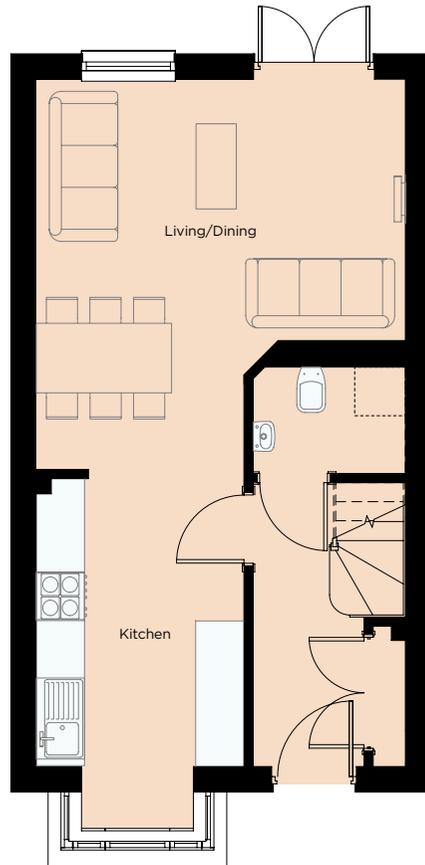
- ◆ The French doors in the open plan living room provide access to the garden
- ◆ Kitchen with a bay window allows natural light to stream in
- ◆ Master bedroom with en-suite
- ◆ Allocated off street parking

Floor Area

849 sq ft

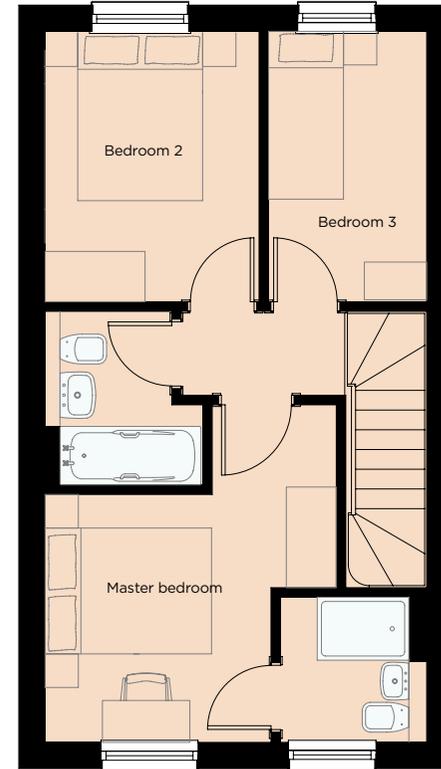
Numbers 21 & 22

3 bedroom house



Ground floor

Kitchen	3.55m x 2.63m	11'7" x 8'7"
Living/Dining	4.81m x 4.58m	15'9" x 15'0"



First floor

Master bedroom	3.50m x 2.95m	11'5" x 9'8"
Bedroom 2	3.22m x 2.57m	10'6" x 8'5"
Bedroom 3	3.22m x 1.90m	10'6" x 6'2"



Numbers 25 & 26

2 bedroom detached coach house

- ◆ Dual aspect open plan living with Juliet balcony
- ◆ Two double bedrooms
- ◆ Master bedroom with Juliet balcony
- ◆ Garage with store cupboard and a parking space

Floor Area
784 sq ft



Previous Acorn developments

ABOUT ACORN

Acorn strives to develop through innovative regeneration and exciting new architecture; whilst creating the kind of places people want to live, work and spend time in.

Acorn Bristol offers properties without compromise, designed to deliver the very best in contemporary living. The projects range from urban apartments to riverside homes to conversions within beautiful listed buildings. These distinguished developments are sensitive to their surroundings creating inspiring and individual homes.

With over 20 years of success, Acorn has offices in London, Cornwall, Bristol, Cardiff and Hampshire offering a regional led philosophy coupled with a unique approach to place making through regeneration and development.



Acorn Bristol
50 Clifton Down Road
Bristol BS8 4AH

For further information contact
Acorn 0117 244 0400
www.acornpropertygroup.org





different by design

