

# Rose moor

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Eight eco homes designed for your well being



# Belfield

— DEVELOPMENTS —

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**‘Being built to Passivhaus principles dramatically increases the comfort and energy-efficiency of every Rosemoor home’**

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# Rosemoor, Ipplepen

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Rosemoor is an exciting collection of eight luxurious energy-efficient eco homes set in the thriving village of Ipplepen, Devon.

These 2, 3, and 4-bedroom houses are designed by renowned Passivhaus architects Gale & Snowden. They are one of the leading environmental architectural studios in the country and create healthy, ecological designs that place people and the planet first.

Being built to Passivhaus principles dramatically increases the comfort and energy-efficiency of every Rosemoor home. As healthy buildings, there is a focus on natural materials, the avoidance of plastic and chemicals, and a superior quality of construction. Superior insulation. Superior airtightness. Superior windows and doors.

Living in a fabric-first home like this means substantial energy savings and thus lower heating costs\*\*. It means

comfortable temperatures in both summer and winter, no condensation, and a constant supply of fresh, filtered air. All without the need to open a window, unless you want to.

These high-end luxury homes feature contemporary solid wood kitchens with quartz worktops, appliances by Siemens, wine coolers, full-fibre broadband, video doorbells, electric vehicle charging points, engineered wood flooring, wool carpets, and underfloor heating throughout.

The name Rosemoor links to the heritage of the site. A country home of the same name stood here as far back as 1888. The exteriors of the Rosemoor houses are respectful of local building traditions too. They incorporate stone, render, and timber cladding with slate roofs: just like the picturesque homes of surrounding Ipplepen.

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*\*\*All energy statistics provided by independent assessors MACH Group based on architect schematics pending testing.*

## Rose moor





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# Luxury Eco Homes

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## What makes a luxury home a luxury eco home?

The average person spends 90% of their time indoors\*. Coupled with a growing awareness of our impact on the environment, creating houses that are both future-proofed and healthy to spend time in has never been more vital.

A fabric-first approach has been adopted for all the Rosemoor homes. These houses deliver on average more than 10 times better airtightness performance than typical buildings\*\*. This is thanks to high-performance triple-glazed windows and doors by Scandinavian company NorDan and the highly insulated timber frame construction.

Mechanical Ventilation and Heat Recovery systems (MVHR) recover over 90% of the heat from the stale air leaving the house. This heat transfers to the fresh, filtered air coming in, significantly reducing energy costs in winter as well as being beneficial for allergy sufferers.

Air Source Heat Pumps provide hot water and heating from a renewable source: three times more efficient than a typical electric immersion or gas boiler. This cuts running costs by as much as 10-15% and carbon emissions by up to 75%\*\*. Even greater efficiencies are created in combination with the underfloor heating enjoyed by every Rosemoor home.

There are reduced Electromagnetic Field (EMF) zones in every property. These zones aim to reduce the electromagnetic radiation that permeates modern life and are punctuated by hardwired datapoints that permit streaming. A kill switch allows you to temporarily turn off power to specific sockets, reducing electromagnetic frequencies in those areas too.

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## 'Air Source Heat Pumps cut running costs by as much as 10-15% and carbon emissions by up to 75%\*\*'

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The end result is properties that are highly insulated and airtight, that retain heat, and that are incredibly cost-effective to run. They showcase a cohesive vision of what healthy living means: for the people who live in them, the local area, and for the planet and the future too.

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*\* According to a study by the US Environmental Protection Agency (EPA).*

*\*\*All energy statistics provided by independent assessors MACH Group based on architect schematics pending testing.*



# An Investment for the Future

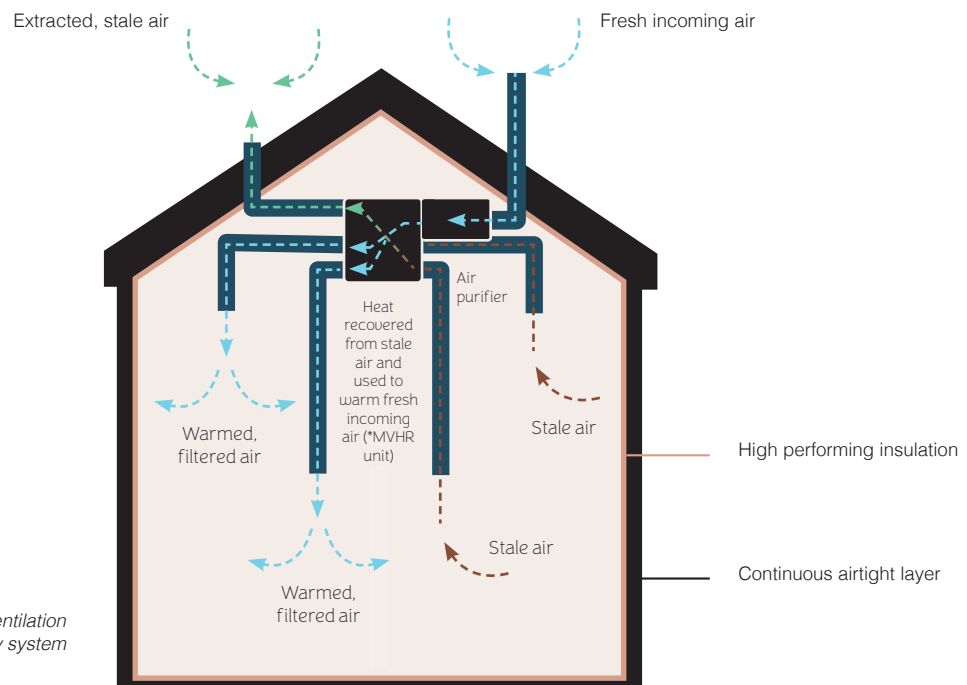
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Fresh, filtered air at all times. Cooler in summer. Warmer in winter. Good for allergy sufferers. Highly energy-efficient to run. These are just some of the benefits of the high levels of insulation and airtightness of Rosemoor's eco homes.

Features like large triple-glazed windows mean each house is warmed naturally by solar gain at the same time as experiencing good levels of daylight. This contributes to the well-being of those who live there as well as minimising energy bills.

These are healthy homes from the moment they are built. Natural materials like timber frames and stone prioritise the circular economy and are UK-sourced for a lower carbon footprint. Plastics and chemicals are avoided wherever possible. The energy used in their construction is mitigated by how much is saved running them.

As well as being beautifully-designed spaces, the luxury eco homes of Rosemoor have been built to be healthy and sustainable houses. Each is truly an investment for the future.



\* MVHR is Mechanical Ventilation and Heat Recovery system

A warm hello from us here at Belfield,

We are a brother and sister team of property developers based in Devon. Our journey together is all about growing towards building homes that are good for people and good for the planet too.

We want your home to be beautiful. We want it to enable you to feel happy and comfortable, safe and fulfilled. We also want your home to be healthy and sustainable, an investment for you and your family for many, many years to come.

We only build homes we would like to live in ourselves. Somewhere we can imagine laughing around the dining room table, playing with our families in the garden, or rejuvenating in the bath. In short, homes that are homely as well as luxurious.

Every home we build is complete and ready for your moving-in day. We hope you enjoy living in yours as much as we enjoyed creating it.

Kindest regards,

  
Camilla .

Justin and Camilla



# Location

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Ipplepen is a large and charmingly attractive village with a vibrant community. It is built high on a limestone plateau overlooking the open countryside below.

Local amenities include a primary school, numerous local shops including a butcher and florist, three delightful country pubs, a bowling club, two churches, a post office, a garden centre, a health centre, and a popular community centre.

To the North-West lies Newton Abbot, a historic market town set on the banks of the River Teign. The market tradition is one Newton Abbot continues, with famous

indoor and outdoor markets stocking local produce almost every day of the week.

Journeying through the rolling green hills of Devon, Newton Abbot is 10 minutes by car, Torquay 20 minutes, and the city of Exeter only 40 minutes away. From Exeter, with its delightful Quay and riverside, shopping opportunities, and international airport, regular trains to London take just over two hours. Bristol and Plymouth are one hour away by rail.

From your front door in Ipplepen, the unspoiled wilds of Dartmoor National Park and the fresh sea air of the South Coast are 20 minutes by road in either direction.





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**‘The unspoiled wilds of Dartmoor and the fresh sea air of the South Coast are 20 minutes away’**

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**Rose  
moor**



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**Contact our agent below for  
more information and to register  
your interest.**

Complete Estate Agents  
01626 362246  
nh@completeproperty.co.uk



**Rose  
moor**

# Belfield

— DEVELOPMENTS —

[www.belfield-developments.co.uk](http://www.belfield-developments.co.uk)



This document is intended to provide an indication of the general style of our development. Computer generated images are indicative only. Belfield operates a policy of continuous development and individual features such as elevational treatments may vary from time to time. To this end, any drawings, photographs and computer generated images shown are non-contractual. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, Belfield reserves the right to change supplier and alter or vary the design at any time for any reason without prior notice. Travel times and distances are approximate. All details are correct at time of going to print.  
Design and CGI's created by Archilime Visualisation.

# Sweetbriar

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The Sweetbriars are luxurious 4-bedroom eco homes. They comprise a master bedroom with dressing area and ensuite, a guest room with ensuite, an additional double bedroom, and one single bedroom. There is also a separate study, ideal for working from home, and a family bathroom.

At the heart of each Sweetbriar is a large and welcoming living-kitchen-dining space that opens out to the garden through patio doors. This space incorporates a solid wood kitchen with quartz worktops and an undermounted kitchen sink. There is also a convenient downstairs WC and a dedicated laundry

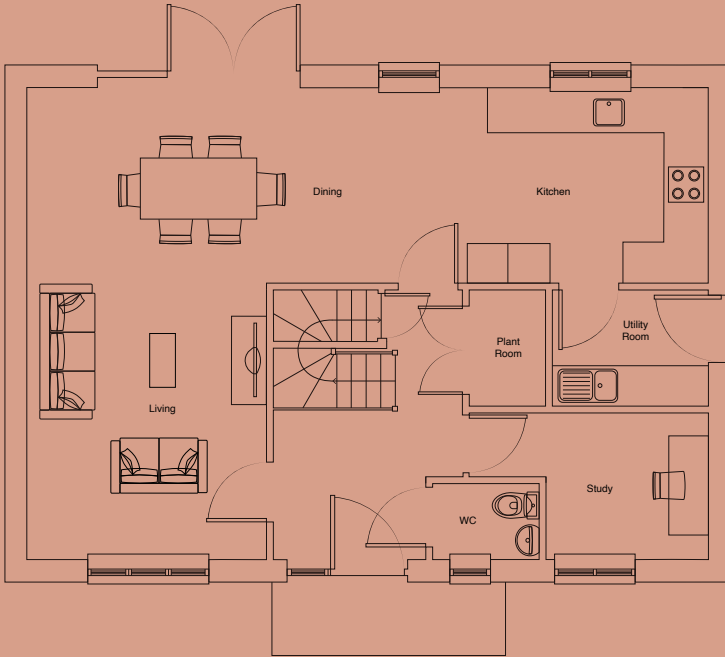
room. Engineered wood floors, 100% wool carpets, and underfloor heating are fitted throughout.

These fabric-first homes benefit from superior insulation and airtightness, triple-glazed windows, MVHR, and Air Source Heat Pumps. This means they use far less energy than equivalent traditional buildings. This helps future-proof these homes as energy costs continue to rise.

Each Sweetbriar is also wired for full-fibre broadband and convenient datapoints that help enable reduced EMF zones. They also have a double garage, two off-road parking spaces, and an electric vehicle charging point.

# Rose moor

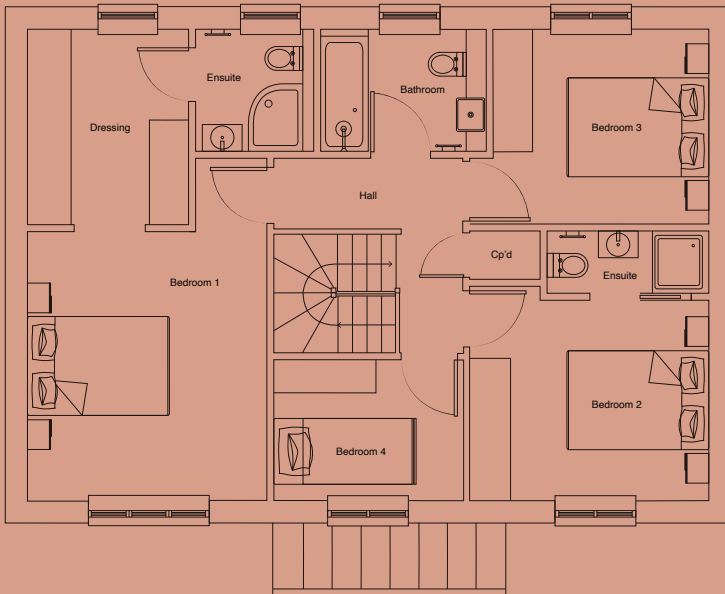
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**Total internal area: 142sqm**  
*(Floorplans and dimensions for Plot 3)*

**Ground Floor**

Kitchen	3.76m x 2.94m	10msq
Living/Dining	6.48m x 2.94	19.05msq
WC	1.69m x 1.15m	1.94msq
Study	2.45m x 2.20m	5.39msq
Utility	2.26m x 1.95m	4.40msq



**First Floor**

Bedroom 1	4.08m x 3.54m	15.1msq
Ensuite	2.07m x 1.79m	3.0msq
Dressing	2.88m x 2.37m	6.7msq
Bedroom 2	3.60m x 3.19m	13.0msq
Ensuite	2.44m x 1.04m	2.17msq
Bathroom 3	3.25m x 2.94m	9.3msq
Bedroom 4	2.8m x 2.22m	5.8msq
Bathroom	2.59m x 1.93m	4.4msq

**PLOT 3, 4, 5 & 6**

**4 Bedrooms**  
**Double Garage\***

*\* Please refer to working drawings for garage access per plot*



# Celeste

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\*Please note that Plot 7 and 8 have a single garage each.

The elegant three-bedroom Celestes feature superior airtightness, insulation, and construction. As eco homes, they incorporate MVHR systems, Air Source Heat Pumps, and triple-glazed windows by Nordan.

The end result is that the air inside is always fresh. Internal temperatures stay comfortable all year round, with no hot or cold spots. There are also significant savings when it comes to running costs.

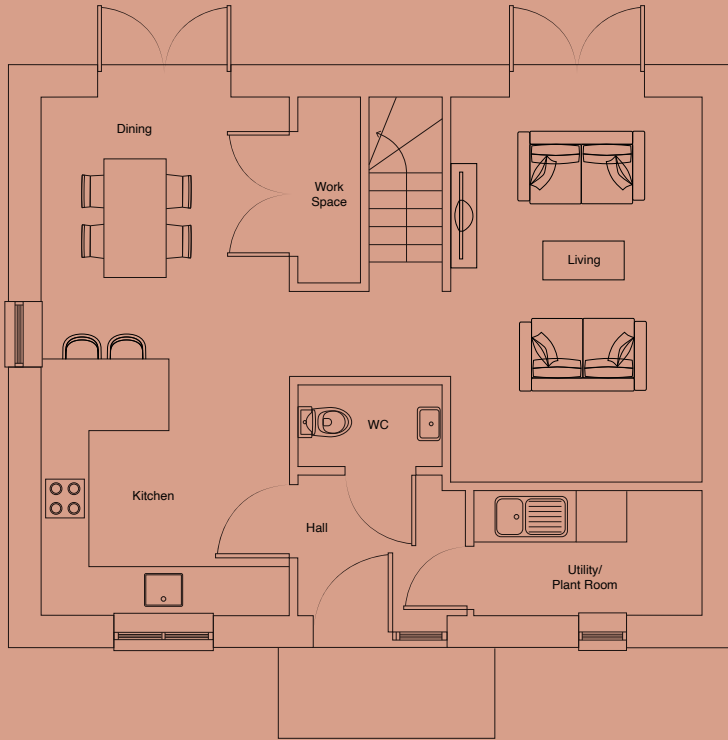
The living environment inside the Celestes includes a master bedroom with ensuite, two additional double bedrooms, and a family bathroom. Engineered wood floors, 100% wool carpets, and underfloor heating are present throughout.

Downstairs, the open plan kitchen-dining space incorporates a solid wood kitchen with quartz worktops and an undermounted kitchen sink. High-performance patio doors open onto the garden. There is also a hidden workspace area in the dining room, making it easy to keep work and home life distinct, a convenient ground floor WC, a dedicated laundry room, and a further separate living room.

The Celestes also offer a single garage and two off-road parking spaces. Each comes equipped with full-fibre broadband, an electric vehicle charging port, and wired datapoints that can create reduced EMF zones.

# Rose moor

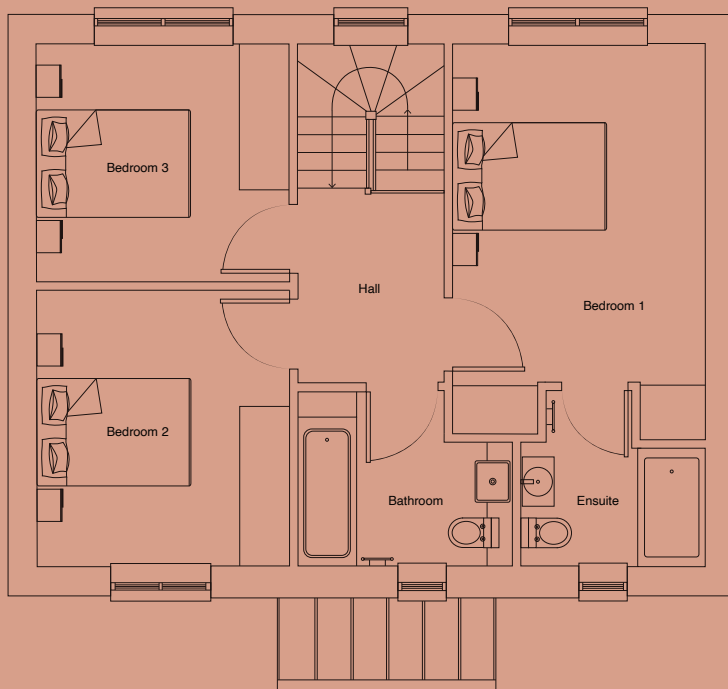
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**Total internal area: 100sqm**  
*(Floorplans and dimensions for Plot 7)*

**Ground Floor**

Kitchen	3.04m x 2.93m	8.9msq
Dining	3.41m x 3.04m	2.2msq
Living	4.70m x 3.06m	14.4msq
WC	1.77m x 1.01m	1.6msq
Utility	2.78m x 1.52m	3.6msq
Work Space	0.75m x 2.26m	1.69msq



**First Floor**

Bedroom 1	4.10m x 3.05m	13.6msq
Ensuite	2.23m x 1.42m	3.8msq
Bedroom 2	3.40m x 3.05m	10.1msq
Bathroom 3	3.05m x 2.89m	8.7msq
Bathroom	2.60m x 2.21m	4.5msq

**PLOT 7 & 8**

**3 Bedrooms**  
**Single Garage**



# The Finer Details

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## Eco Home Features

- Air Source Heat Pump (ASHP)
- Underfloor heating throughout house
- Mechanical Ventilation Heat Recover (MVHR) – warmed, filtered fresh air to entire house
- Superior levels of airtightness and insulation
- Superior performing mid grey Scandinavian triple glazed windows by NorDan
- Superior performing mid grey painted timber front door by NorDan
- Electric car charging point
- Future proofing with 3 phase wiring ready for 22kw car charging\*\*

## Kitchen

- Solid wood Shaker style cabinets with soft close hinges (choice of colour\*) and choice of style on cabinet handles
- Solid quartz 20mm worktop with drainer grooves, upstand and matching hob splashback (choice of colour\*)
- Stainless steel undermount 1 or 1.5 bowl sink and chrome mixer tap by Blanco (upgrade to 3-in-1 Boiling Hot Water Tap\*)
- Siemens built under or eye level single or double oven\*
- Siemens built in microwave oven\*
- Integrated tall low frost fridge freezer

by Caple

- Siemens induction hob with integrated canopy extractor
- Integrated dishwasher by Caple
- Caple wine cooler
- Freestanding Washing Machine
- Freestanding condenser Tumble Dryer

## Laundry Room

- Solid wood Shaker style cabinets with soft close hinges (choice of colour\*) and choice of style on cabinet handles
- Solid quartz 20mm worktop with upstand (choice of colour\*)
- Stainless steel undermount 1 bowl sink and chrome mixer tap by Blanco

## Bathroom and Ensuite

- White designer sanitary ware
- To Bathrooms - White steel enamel bath with bath filler, fixed shower head & handheld shower with concealed thermostatic shower valve, folding bath screen and recessed shower niche.
- To En-suites. Low profile stone resin shower tray with shower enclosure, concealed thermostatic shower valve with fixed shower head, handheld shower and recessed shower niche.
- Full height porcelain tiles by Mandarin Stone to shower, bath area and basin splashback (choice of finish\*)

- Vanity unit with countertop basin and chrome wall mounted mixer tap\*
- Wall-mounted mirrored cabinet with semi recessed basin
- Round illuminated mirror with demister
- White shaver socket/ toothbrush charger
- Chrome towel warmer to all bathrooms and ensuites

## WC

- White designer sanitary ware
- Wall mounted basin with chrome mixer tap

## Flooring

- Engineered wood flooring to kitchen, dining, living, hallway (choice of colour\*) (Healthy Home feature)
- Wool berber loop carpet to stairs, first floor landing and bedrooms (choice of colour\*) (Healthy Home feature)
- Porcelain tiles to bathroom, en-suites, WC and laundry room (choice of colour\*)

## Interior features

- Matt finish interior walls with painted feature softwood skirting and architrave
- Painted internal doors with knurled door handles (choice of colour\*)
- Contemporary white switches and sockets

## Electrical

- LED recessed downlights to ground floor
- Pendant lighting to living room and bedrooms
- Under cabinet lighting to kitchen
- Wall lights to living room and bedrooms
- Wall light/ under shelf lighting to bathrooms/ ensuites (where applicable)
- Front entrance light with PIR and rear garden lights
- Television points wired for Sky in living room and two bedrooms (TV)
- Telephone point in living room (BT)
- Datapoints to living room, main bedroom, single bedroom or study (where applicable) (Healthy Home feature)
- Reduced Electromagnetic Field (EMF) zones with kill switch
- Electric underfloor heating throughout house
- External tap
- Weatherproof external double switched socket
- Power, internal light, external light to garages

## Security

- Video doorbell
- Smoke detection system
- Motion sensor front entrance light and

garage light (where applicable)

## External

- Single or double garage\*
- Two off-road parking spaces for each plot
- Turfed rear gardens with patios
- Featherboard fencing and gate to rear garden\*
- Landscaping to front garden\*
- Stone garden walls\*

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\*Plot dependant.\*\* 7kw car charger provided as standard

# Rose moor

Dear Sir/Madam,

We are delighted that you are choosing to buy your new home from Belfield. We have put a great deal of care into every detail at Rosemoor, ensuring your home will be a comfortable and charming place to live in.

Here is a summary of the purchase process you will go through from reserving, to moving into your new abode.

## Reserving your home

Using a combination of the brochure with computer generated images, specification, floor plans and site map, you will have an idea of how your home will look and feel.

Once you have chosen the home you would like, you can place a reservation with the selling agent.

A deposit is required to secure your home. Once we have received your deposit, you can instruct your chosen solicitor to begin the purchase process. To ensure the purchase process runs smoothly, please ask the sales agent for the expected timeline.

Typically, the reservation period is 4-8 weeks, with contracts exchanged immediately after. Once we have

exchanged contracts, you will be invited to a site visit to see your new home under construction. Between now and completion, you may wish to start lining up your electricity, water and telecoms suppliers so you can hit the ground running on move in day.

## Moving into your home

When your new home is finished and all the required paperwork is in place, you will be able to complete the purchase and move in. As part of our procedure, we will have completed a thorough check of your home prior to your completion date. Please note that any damage identified post completion will be your responsibility. You will receive a courtesy call 24 hours after moving in, then another call 14 days following this to ensure you are settled into your new home.

We look forward to welcoming you to your new home.



Kind regards  
Justin Denno  
Director