

# Cutcombe Rise

*Exmoor National Park*

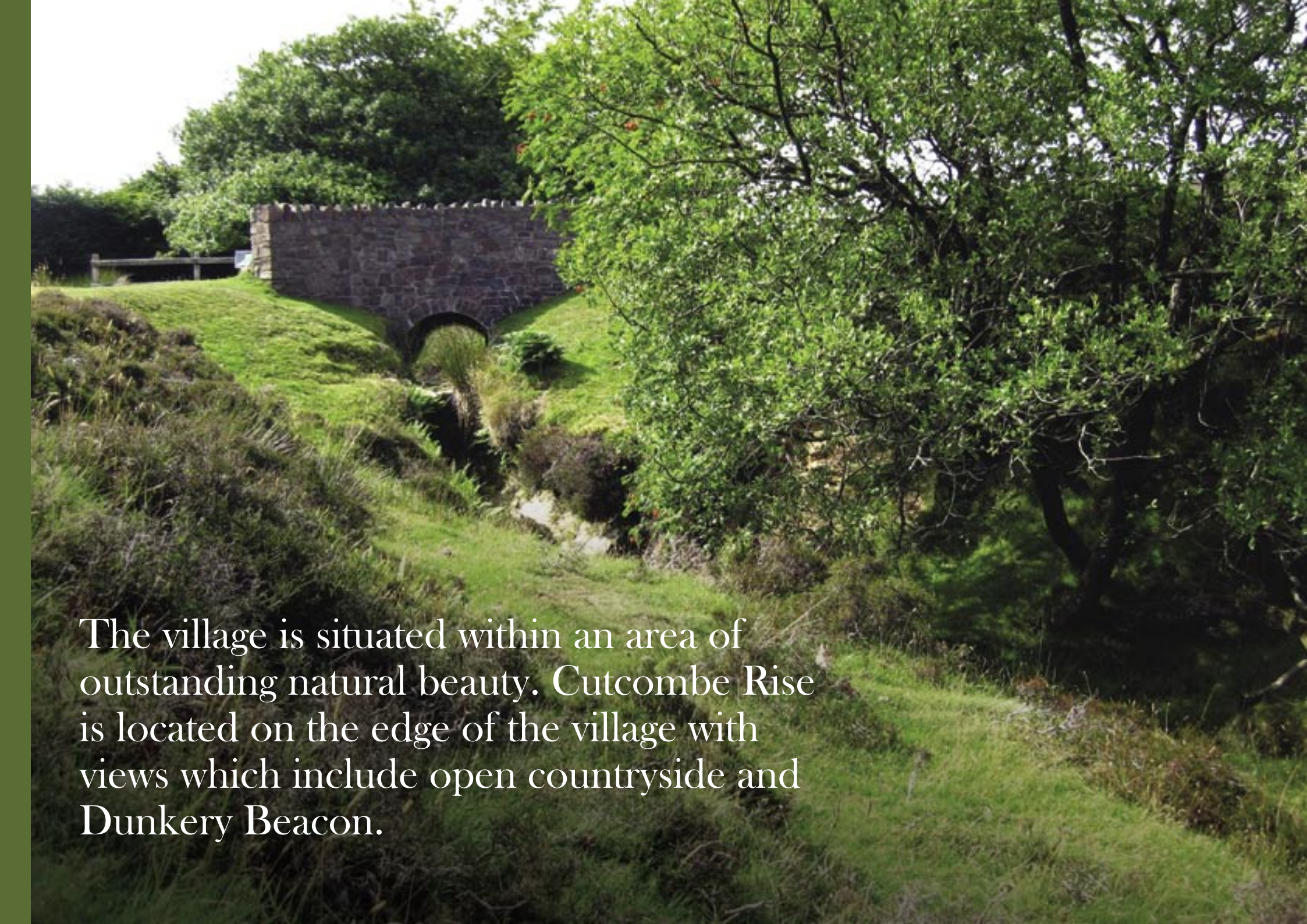


## Rarely Available, Highly Desirable

An exclusive development of new 2, 3 and 4 bedroom homes set amongst the unspoilt and spectacular Exmoor National Park.

Think Homes  
Think South West  
Think Summerfield



A stone bridge with a single arch crossing a stream, surrounded by lush green trees and grass. The bridge is made of dark stone and has a crenellated top. The stream flows through the arch. The surrounding area is filled with dense green foliage, including large trees and grassy banks. The scene is captured in bright daylight, with sunlight filtering through the leaves.

The village is situated within an area of outstanding natural beauty. Cutcombe Rise is located on the edge of the village with views which include open countryside and Dunkery Beacon.



*A thriving village, set within the heart of the National Park*



## Exmoor National Park

Exmoor is one of those places that is a surprise it still exists in today's fast paced world. The rugged heather clad moorland, spectacular coastal walks and stunning views make it a magical place to live. The relaxed way of life and space make it feel like time has stood still and all the best things of the country way of life remain blissfully intact for future generations.

Exmoor has been a National Park since 1954, helping to protect it from the march of time. It covers 267 sq miles of the Exmoor plateau, Brendon Hills and Vale of Porlock. The best ways of discovering its hidden beauty are often on foot or horseback.

You need do no more than follow the many footpaths to come across wonderful valleys and striking hill top views.

The scenic Snowdrop Valley and dramatic Dunkery Beacon are located very close to Cutcombe itself. From the top of Dunkery Beacon it is possible to enjoy 360° views taking in the Bristol Channel across to Wales and the moors stretching out into Somerset and Devon for miles around.



## *Homes with an environmental twist*

### The Properties

Located on the edge of Wheddon Cross, the development of 2, 3 and 4 bedroom homes offers a rare chance to buy a new home on Exmoor. A partnership between the National Park, Exmoor Farmers Livestock Auctions, Somerset County Council, Cutcombe Parish Council and Summerfield Developments (SW) Ltd has facilitated this small development in conjunction with providing a new livestock market.

The scheme has been carefully designed to take into consideration the sensitivity of the location. As well as providing 13 properties for sale on the open market, the scheme also provides 10 affordable homes for local people, plus 2 self build plots (to be sold at a later date – by the market).

The open market properties will be constructed using traditional methods combined with environmentally friendly features. These include air source heat pumps, solar hot water collectors, high levels of insulation, double glazing and, in some of the 3 and 4 bedroom properties, wood burning stoves.

Air source heat pumps are a relatively new innovation that help reduce heating and hot water costs. They do so by extracting heat from the outside air which is used to heat water stored in a hot water tank and pumped around the house for central heating, or to your tap for hot water, as required. Estimates have been made which indicate that such a system could be as much as 4 times more efficient than conventional electric or gas heating systems, which should make it cheaper to run and more environmentally friendly.

The level of energy efficiency has been further increased, and the level of carbon emissions further reduced, on some of the properties, by combining the heat pumps with a solar hot water collector; which provides hot water for washing and baths. These innovative features are complemented by high levels of double glazing and insulation in the roof, wall and even under the ground floor to provide the equivalent of Level 3 of the Code for Sustainable Homes. When combined the overall effect is to deliver 25% plus energy efficiency over and above the current Building Regulation requirements.



*Enjoy the peace  
and tranquility of  
the National Park  
on your doorstep*







*Follow the many footpaths to  
come across wonderful valleys and  
striking hill top views*



## Wheddon Cross

This thriving village is set within the heart of the National Park. It is well situated for enjoying the surrounding countryside and well connected to take advantage of the local amenities, being only 9 miles from Minehead and Dulverton. The larger towns of Taunton and Tiverton provide access to the major road and rail networks including the M5 motorway and direct rail links to London.

The village itself benefits from a primary school, recently judged as outstanding by Ofsted, post office, garage and a hotel/pub. It even boasts that most English of institutions, the village cricket pitch. The village playing field has facilities for many sports including tennis, netball and basketball. Secondary education is based in the nearby town of Minehead, which caters right up to Sixth Form and both Taunton and Tiverton offer a choice of excellent co-educational private schools from pre-prep to A Level.

## Commitment to Quality

Founded in 1987 Summerfield Developments is a local Somerset company with roots tracing back to a traditional family firm in the area since 1823. Our construction expertise ranges from select residential developments to large offices and industrial units.

Every home is built to a NHBC warranty standard, recognised throughout the country as the highest standard of quality, and comes with a 10 year guarantee.



## Specification – Open market properties

### General

- Timber double glazed windows and doors
- Low energy lighting throughout
- 10 year NHBC Guarantee

### Kitchen

- Range of fitted units – choices will be available subject to build stage
- Hotpoint electric ceramic stainless steel hob
- Hotpoint stainless steel single oven (plots 3, 10 and 22)
- Hotpoint Stainless Steel double oven for plots 1,2,6-8,18-21 and 23

### Bathroom and Cloakroom

- Shower mixer tap over bath
- Soft close toilet seats
- Tiling splashbacks in cloakroom
- Full height tiling to bath and shower areas, half height tiling to areas behind basin and W.C. in bathroom

### Heating & Insulation

- Air source heat pumps
- Solar collectors to supplement hot water supply
- Wood burning stoves (plots 6, 7, 18-23)
- High levels of insulation – providing 25% plus energy efficiency over and above current Building Regulation requirements

### Finishes

- JELD – WEN Board style doors
- Black antique style door furniture
- Magnolia walls
- Cream painted woodwork and internal doors

### External

- Garage or designated parking
- Water butt
- Compost bin
- Rear gardens enclosed and rotovated
- Outside tap, plots (1, 2, 6-8, 18-21, 23)

### Security

- Alarm system
- Smoke detectors

### Elevations & Dimensions

Colours of bricks, roof tiles and elevation treatment, where relevant, may vary from architect's illustrations. Please be sure to check with our sales representatives for details of finishes to your individual home at the time of reservation.

We have provided floor plans within the brochure to show the approximate dimensions of different properties. These dimensions may vary within the NHBC guidelines, as each home is built individually and precise internal finishes may not always be the same.

Internal photos shown are for illustration purposes only and are indicative of the style of fittings to be used and demonstrate previous homes built by Summerfield Homes. The photos may feature items not included in the final specification and finish. House illustrations are preliminary drawings only and subject to final planning.

Photos show typical Summerfield home and interior finishes and may vary from actual homes being built.






# Site Plan



## The Plots

1, 2 & 8	Porlock	3 Bed
3 & 10	Luccombe	2 Bed
6 & 7	Timberscombe	3 Bed
18 & 19	Exford	4 Bed
20 & 21	Dulverton	4 Bed
22	Coach House	2 Bed
23	Bungalow	3 Bed

## Key

	Open Market Properties
	Affordable Properties
	Self Build Plots To be sold at a later date

There will be 10 affordable homes to rent for local people and 13 properties for sale on the open market. There are 2 self build plots which will be sold by the Market after the development is completed.

### Health & Safety

Your safety is of the utmost importance to us, hence we have produced the following guidelines which comply with the current Health & Safety Legislation:

Please use any designated car parking spaces and visit our site sales office first. Please avoid parking outside any neighbouring properties.

You MUST always be accompanied by a representative of Summerfield Homes anywhere on the site outside of the show house area.

Hard hats MUST be worn at all times on the site during construction.

Access cannot be given to areas where scaffolding is in place.

Please wear appropriate footwear when visiting the site, as footpaths and grounds may be uneven or unfinished.

Please note that there may be construction vehicles moving around the site where operatives may not be able to see you as easily as you can see them.

Please ensure children are accompanied and supervised at all times.

This site plan was drawn up before construction began on site. Whilst it is always our intention to build in accordance with this plan, there are occasions where boundaries may change as the development proceeds. Please check the details of your chosen home with our sales representatives at the point of reservation. The deeds will be sent to you via our solicitors and should be inspected by you when you visit.



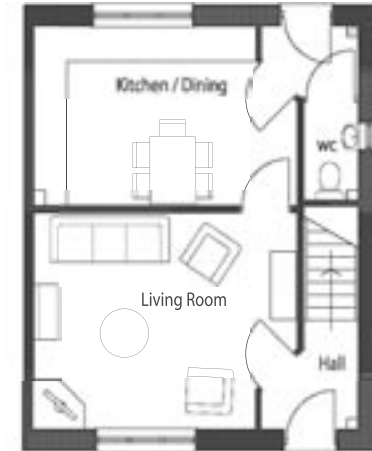
## Porlock Plots 1, 2 & 8

### 3 Bedroom Terrace and End Terrace House

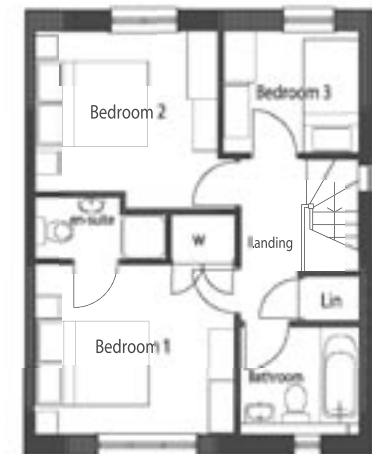
Dimensions	(Subject to alteration)	
Living Room	4.65m Max x 3.80m	15'3" x 12'6"
Kitchen/Dining Room	4.65m Max x 3.15m	15'3" x 10'4"
Bedroom 1 Ensuite	3.53m x 3.00m	11'7" x 9'11"
Bedroom 2	3.23m x 3.14m	10'7" x 10'3"
Bedroom 3	2.40m x 2.15m	7'10" x 7'1"

**Plots 2 and 8 are handed and plot 8 has rendered elevations**  
 We have provided floor plans within the brochure to show the approximate dimensions of different properties. These dimensions may vary within the NHBC Guidelines, as each house is built individually and precise internal finishes may not always be the same.

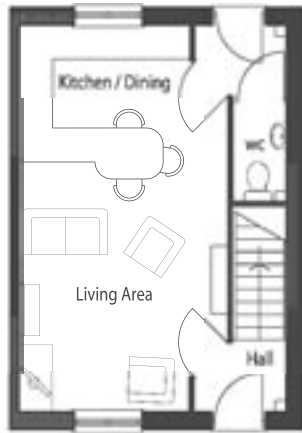
The finished property may vary from the artists impressions.  
 Different materials may be used.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



## Luccombe Plots 3 & 10

### 2 Bedroom Terraced House

Dimensions	(Subject to alteration)	
Living Room/Kitchen	6.77m x 3.67m	22'0" x 12'0"
Bedroom 1 En Suite Shower	3.10m x 2.77m	10'2" x 9'1"
Bedroom 2 En Suite Bathroom	3.30m x 2.70m	10'10" x 8'10"

#### Plot 10 is handed

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# Timberscombe Plots 6 & 7

## 3 Bedroom Semi Detached House

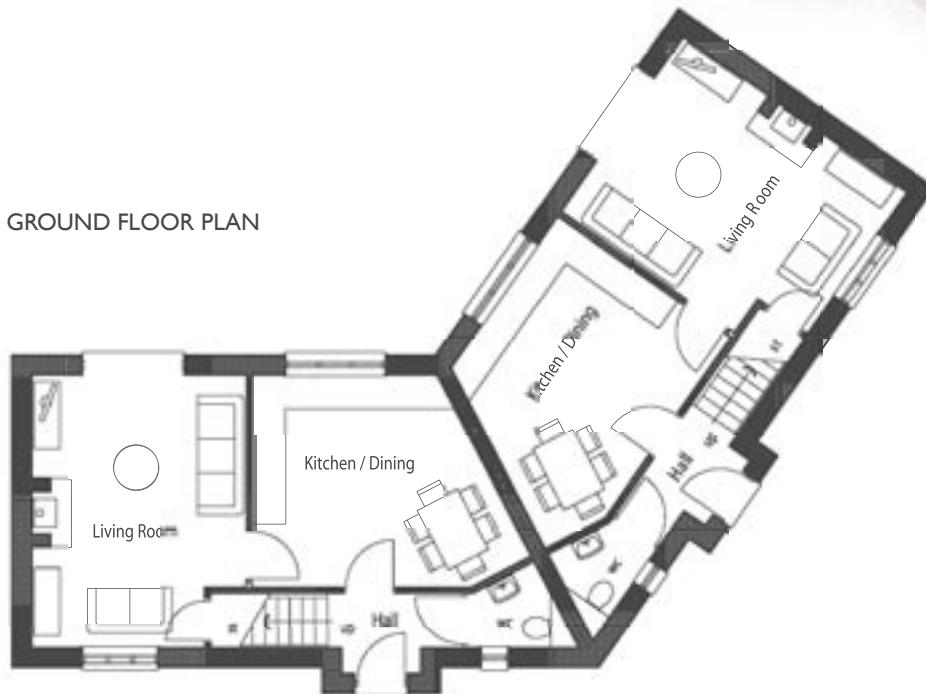
Dimensions	(Subject to alteration)		
Living Room	4.83m Max x 3.80 Max	15'8" x 12'5"	
Kitchen/Dining Room	5.08m x 3.75m Max	16'7" x 12'3"	
Bedroom 1 Ensuite	3.01m Av. x 3.01m Max	9'9" x 9'9"	
Bedroom 2	3.22m x 2.68m	10'6" x 8'8"	
Bedroom 3	2.22m x 2.07m	7'3" x 6'8"	

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GROUND FLOOR PLAN



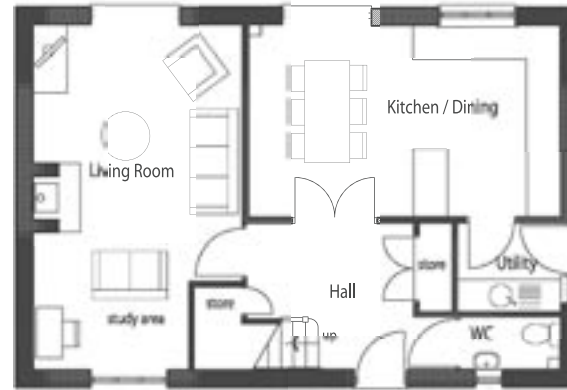
FIRST FLOOR PLAN



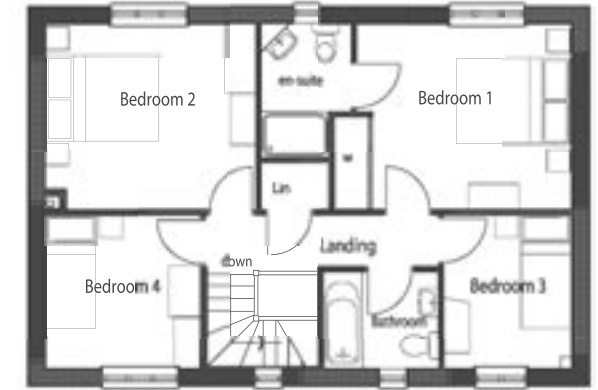
# Exford Plots 18 & 19

## 4 Bedroom Detached House

<b>Dimensions</b>	(Subject to alteration)	
Living Room	6.04m x 3.66m Max	19'10" x 12'0"
Kitchen/Dining Room	5.46m x 3.36m	17'0" x 11'0"
Utility Room		
Bedroom 1 EnSuite	3.78m x 3.26m	12'5" x 10'8"
Bedroom 2	3.72m x 3.26m	12'2" x 10'8"
Bedroom 3	2.71m x 2.25m	8'11" x 7'4"
Bedroom 4	2.71m x 2.73m	8'11" x 9'0"



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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# Dulverton Plots 20 & 21

## 4 Bedroom Semi Detached House

<b>Dimensions</b>	(Subject to alteration)	
Living Room	6.04m x 3.57m Max	19'10" x 11'8"
Kitchen/Dining Room	5.77m Av. x 3.68m	18'11" x 12'1"
Utility Cupboard		
Bedroom 1 EnSuite	4.49m Max x 3.60m	14'9" x 11'10"
Bedroom 2	3.60m x 3.22m	11'10" x 10'7"
Bedroom 3	3.22m x 2.37m	10'7" x 7'9"
Bedroom 4	2.40m x 2.37m	7'11" x 7'9"

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GROUND FLOOR PLAN



FIRST FLOOR PLAN



# Coach House Plot 22



FIRST FLOOR PLAN

Dimensions	(Subject to alteration)	
Living Room/Kitchen	5.65m x 3.68m	18'6" x 12'1"
Bedroom 1	3.47m x 3.38m Max	11'5" x 11'1"
Bedroom 2	3.55m x 2.56m	11'8" x 8'5"

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# Cutcombe Rise

*Snowdrop Close, Wheddon Cross, TA24 7AU*

## Directions

### From Minehead on the A396

Enter the village and when you get to the cross roads in the middle of the village, by the Rest and Be Thankful Inn, turn right onto the B3224. Cutcombe Rise will be on your right after 1/4 of a mile.

### From Tiverton and Dulverton on the A396

Follow the directions as above but turn left at the crossroads in the middle of the village.

### Directions from Taunton and the M5

Take the Jct 25 exit for Taunton and follow the signs for the A358 to Minehead. Approximately a mile beyond Bishops Lydeard turn left onto the B3224 to Wheddon Cross. At the crossroads in the centre of the village carry straight over, staying on the B3224 and Cutcombe Rise will be on your right after 1/4 of a mile.



A partnership between The National Park, Exmoor Farmers Livestock Auctions, Somerset County Council, Cutcombe Parish Council, Magna Housing Association and Summerfield Developments South West has facilitated the relocation of the Exmoor Livestock Market and the provision of 23 new homes. There will be 10 affordable homes for local people and 13 properties for sale on the open market.



**SUMMERFIELD  
HOMES**

For further details on the open market properties for sale please contact Summerfield Homes

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E: [enquiries@summerfield.co.uk](mailto:enquiries@summerfield.co.uk)  
W: [www.summerfield.co.uk](http://www.summerfield.co.uk)