



STOWFORD MILL

YOURS TO DISCOVER



DISCOVER

—STOWFORD MILL—

Discover Stowford Mill, nestled in the tranquil Erme Valley and framed by Dartmoor National Park. Burrington Estates' vision is to transform this eight-acre site into a vibrant community with contemporary new homes, retail units, offices and leisure facilities.

Tipped to be one of the trendiest places to live, work, eat, shop and stay, Stowford Mill, with its iconic features, is one of Devon's oldest industrial sites and has been part of the Ivybridge skyline for generations.

First established in the late 18th century, Stowford Mill was the catalyst behind the expansion of the town, helping attract commerce and providing job opportunities for the local area. During its lifetime, the Mill has retained its special quality, despite many changes in ownership and an evolution in paper production.

Originally used for sorting rags and fabric that were, at the time, an essential material for paper production, The Mill House is soon to become a series of premium loft apartments, known as 'Lofts at The Mill'. Buildings that will become restaurants, offices and shops were once home to machinery, like Stowford No.1, a paper machine that transformed paper production in the 1830s.

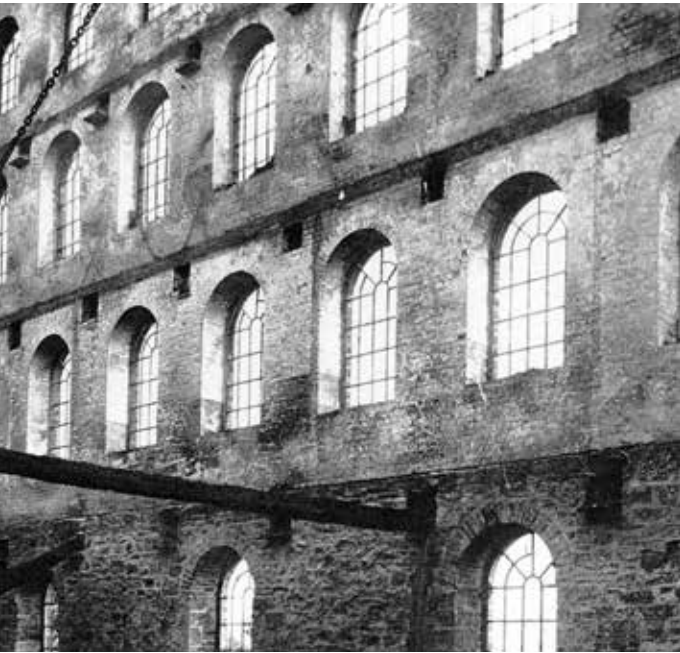
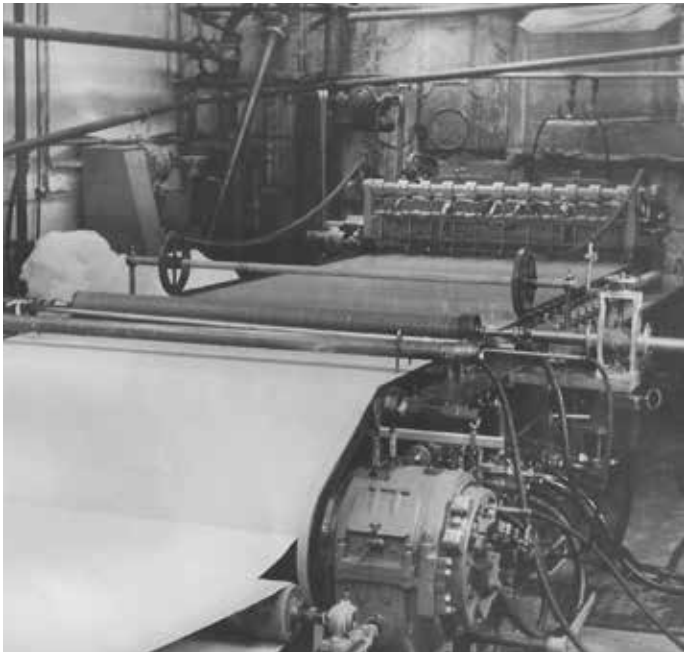
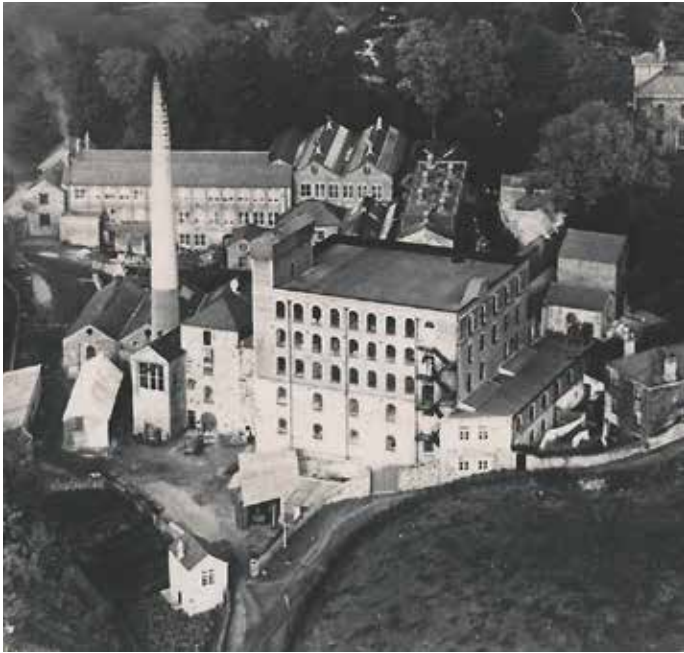
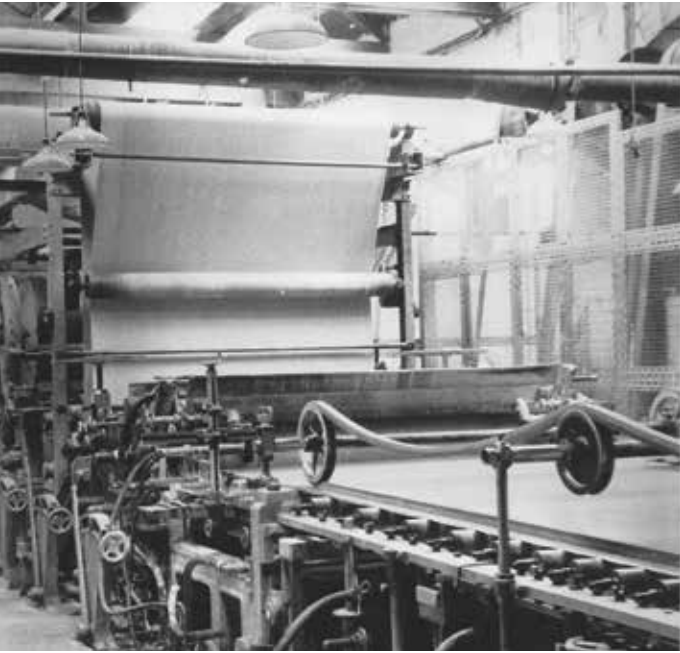
Stowford Mill was a hugely successful manufacturing space that sadly became too small for the work it produced. As the owners of the Mill moved their work to Scotland, an opportunity arose to once again transform the eclectic mix of brick and stone buildings into a thriving destination.

At the heart of Stowford Mill will be a public square surrounded by boutique shops, restaurants and cafés. The new 'Stowford Court', will complete the community by providing high end, spacious later living apartments.

Burrington Estates, a developer with an impressive track record for the imaginative, design led, regeneration of historic buildings, is now completing the new chapter of this site's rich history.

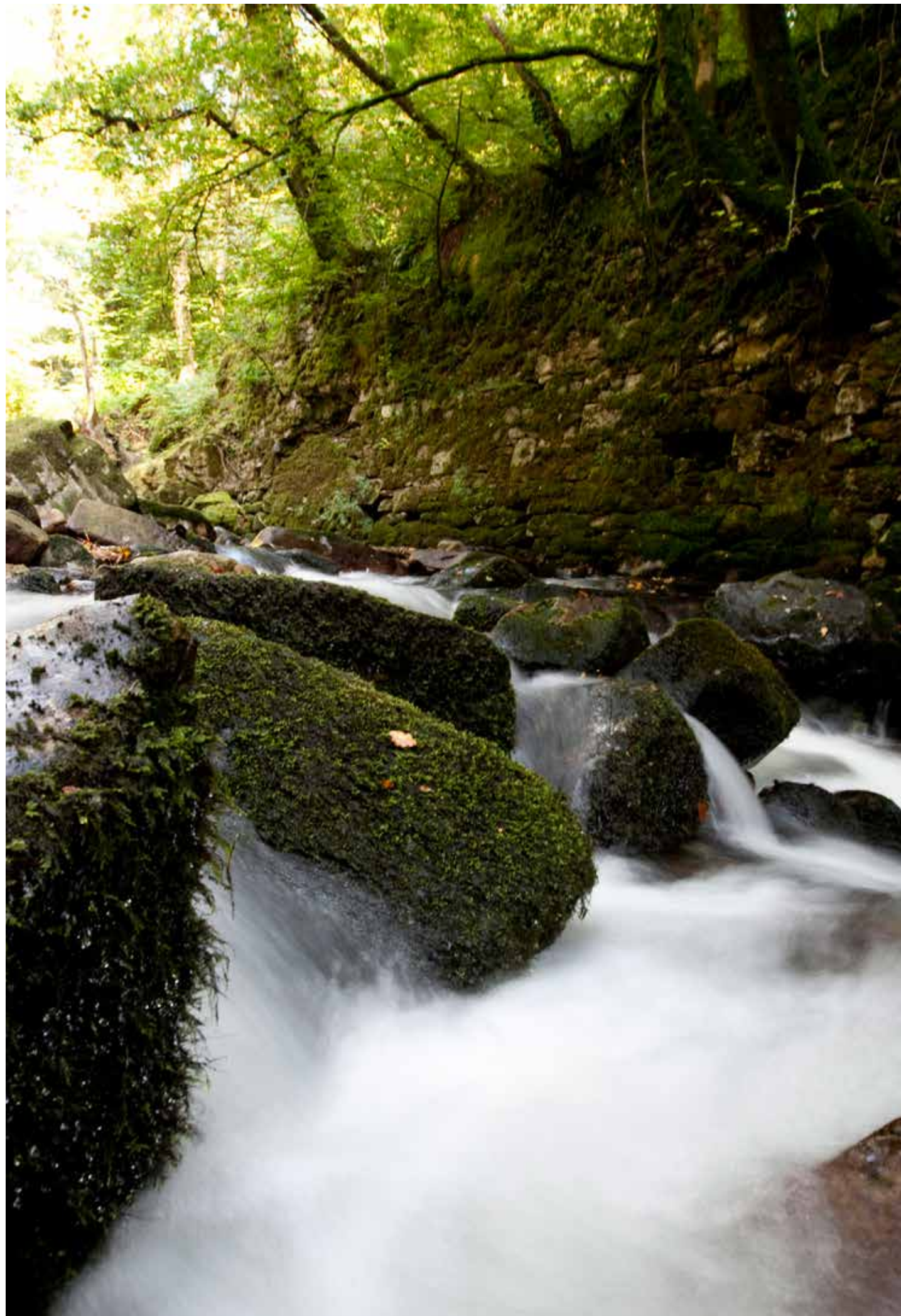
The development creates a completely unique new environment in which to live, work and relax. Keeping the best of the stunning heritage architecture whilst using the latest, cutting-edge modern design techniques to create stunning living spaces.





	<div>1550</div> <div>First mention of Stowford Corn Mill in tax records making it one of the oldest industrial sites in Devon</div>	<div>1588</div> <div>Britain's first commercial paper mill opens near Dartford, Kent</div>
	<div>1600</div> <div></div> <div>1700</div>	
	<div>1787</div> <div>William Dunsterville establishes the Stowford Paper Mill <i>Plymouth businessman, William Dunsterville, recognises the potential at Stowford and builds the first paper mill, Stowford Lodge Paper Mill, adjacent to the existing corn mill and leat.</i></div>	<div>1795</div> <div>Henry Rivers owns the mill with Francis Fincher as papermaker. Fincher later buys the mill and it passes to his sons when he dies in 1824</div>
	<div>1800</div> <div></div> <div>1834</div>	
	<div>1837</div> <div>First paper machine installed <i>The installation of the Fourdrinier paper machine was a turning point in Stowford Mill's history. Where previously all paper was handcrafted by the hard work of its employees, the new machine known as Stowford No.1 increased productivity and forged a path in the future of paper making. Hand-made paper also continued.</i></div>	<div>1837</div> <div>Queen Victoria's reign begins</div> <div>1840</div> <div>William Ackland, Plymouth stationer and rag merchant, buys the mill</div> <div>1848</div> <div>The railway arrives in Ivybridge</div>
	<div>1859</div> <div>The Stowford Mill bridge is built to cross the River Erme to give easier access to the station</div> <div>1862</div> <div>Two state of the art paper making machines are installed in the mill</div> <div>1883</div> <div>Hand-made paper making ceases</div>	<div>1849</div> <div>“The Golden Age” <i>Under leadership by John Allen and his sons, Edward and John, the mill goes through a golden age. Soon after the purchase of the mill, John Allen set to work on the expansion and rebuilding of the mill and it is his work that transformed the mill into the recognisable site we see today.</i></div>
	<div>1900</div> <div></div> <div>1910</div>	
	<div>1914-1918</div> <div>World War One</div> <div>1914</div> <div>Stowford Mill suffers under the strain of the First World War with limited orders and employees sent to the front</div> <div>1924</div> <div>Clapperton syndicate sell to Portals who brought with them valuable Government orders</div> <div>1950</div> <div>The problem with rags <i>With the development of new textiles came new problems for the paper production industry. Synthetic fibres used in new fabrics could not be made into paper. The use of caustic soda for rag boiling led to river pollution and put the processing of rags into question.</i></div> <div>1980s</div> <div>The mill went digital and machinery and plant was invested in</div> <div>1987</div> <div>The “Great Button Mystery” <i>The mystery arose when new homeowners began digging up their gardens, only to find hundreds and hundreds of discarded buttons! The local newspaper ran a story called the “Great Button Mystery” and searched desperately in hunt of an answer. Many theories circulated but the truth was, for decades, waste material, including fastenings from clothes discarded from Stowford Mill, was dumped on waste ground at Filham Moor. As the village expanded and the population grew, new homes were built on the waste ground.</i></div>	<div>1914</div> <div>Fire destroys the rag loft <i>On Tuesday 5th May, 1914 a major fire broke out in the rag loft, leaving it a ruined shell. The cause of the fire remains unknown.</i></div> <div>1930</div> <div>Portals merge with Wiggins Teape and orders for pension papers, birth certificates, stamps etc. continue</div> <div>1939 - 1945</div> <div>World War Two</div> <div>1952</div> <div>Queen Elizabeth II reign begins</div> <div>1959</div> <div>Britain's first motorway opens</div> <div>1970s</div> <div>After 185 years, production using rags came to an end owing to man-made fibres</div> <div>1990</div> <div>World Wide Web launches</div> <div>1993</div> <div>To reduce the impact on the nearby River Erme, a bio-purification plant is installed</div>
	<div>2000</div> <div></div> <div>2013</div>	<div>2014</div> <div>Burrington Estates acquires Stowford Mill <i>Award winning property developer, Burrington Estates, acquires Stowford Mill with planning permission to transform the site into a vibrant mix of new homes, commercial units and public spaces.</i></div>

With thanks to Colin Harris and his book titled “Stowford Paper Mill and the Industrial Heritage of the Erme Valley” and Ivybridge Heritage & Archives Group.



DISCOVER

— THE SCENERY —

Stowford Mill offers a unique opportunity to discover one of the South West's best kept secrets. Quiet and secluded, the site is framed by an eclectic mix of mature trees, including a number of historic redwoods planted by the former Mill owners. Within the grounds is a large walled garden, formerly a horticultural college for much of the Mill's history, which is now the stunning setting for four, five-bedroom family homes.

The babbling sound of the River Erme creates a peaceful ambiance, perfect for those looking to escape the hustle and bustle of everyday life. The Ivybridge Viaduct adds an impressive sense of arrival, standing at over 100ft tall, and was originally designed by Brunel himself.

Established over hundreds of years, the eight-acre site is ideal for a unique new development, with an abundance of wildlife and exceptional woodland environment framing the grounds. There are large areas of communal space for residents to walk dogs or to sit and experience the surrounding nature. The protected oak tree, believed to be as old as the Mill itself, stands proudly in the centre of the new homes site, whilst the towering redwoods add a touch of warmth to the green landscape.

The heather-clad moors and rugged tors of nearby Dartmoor are known as the country's last great wilderness. Here you can enjoy the breathtaking views and spend time discovering the abundant range of wildlife, open moorlands and deep river valleys. The historic town of Ivybridge is easily accessible on foot with boutique shops, schools and green spaces.



YOURS TO DISCOVER



DISCOVER

— THE QUALITY —

Burrington Estates, the developer behind Stowford Mill, has gained a reputation for the careful creation of first-class new homes. As a leading luxury housebuilder, Burrington Estates prides itself on generating high quality sites that inspire and improve lives.

Creating a lasting legacy is Burrington Estates' core philosophy. At every stage of the process, the team of handpicked professionals will ensure that Stowford Mill sets new standards in design, build and quality.

As with all of their developments, Burrington Estates offers a unique opportunity to discover an unrivalled new home in an extraordinary location. Once the industrial heartland of Ivybridge, each of the new homes at Stowford Mill are expertly designed to make the most of the stunning woodland setting.

Using a mix of natural materials, the new homes marry seamlessly with their surroundings. The feature panels of wood and stonework ensure these homes blend beautifully into Stowford's stunning parkland. Contemporary ironmongery harks back to the Mill's 'Golden Age' and the machinery that was used to craft the paper.

Promising high quality at every turn, Burrington Estates homes are fitted to a high specification including luxury carpets, oak doors, large windows and landscaped gardens. In your new home you can also expect to find superb interiors and fully integrated kitchens.

The new homes at Stowford Mill will stand out for their innovation, creativity and exceptional quality, without compromise.





DISCOVER

— YOUR NEW HOME —

The collection of new homes will be situated amongst the woodland beside the River Erme, with the historic viaduct creating an impressive backdrop for homeowners to enjoy. Five house types are available, all designed to blend perfectly into Stowford's idyllic setting.

The three-bedroom properties have been purposefully created with living space on the first floor, allowing residents to step out onto a terrace overlooking the garden, whilst also enjoying the stunning scenery and impressive architecture of this historic location.

Owners of the Birch, a four-bedroom property, will have views of the oak tree in the centre of the collection of homes. The tree is believed to be as old as the Mill itself.

The walled garden, at the rear of the site, will be the location of the exclusive five-bedroom properties, sitting beneath the viaduct, surrounded by trees and the sounds of the River Erme. An extra special feature is the original Victorian greenhouse, located in the garden of one of these truly special homes, which will be fully refurbished and appreciated by the owners for years to come.

Step inside any of the properties and you will be greeted with light, airy, contemporary interiors. Promising exceptional quality, your new home has a British-designed kitchen with integrated appliances, luxury carpets, wooden flooring throughout and fitted wardrobes in the master bedroom. Each home also benefits from its own garage.

Enjoy peace of mind that your new energy efficient home cares for the environment with high-quality insulation throughout, Solar PV installed in the roof and an energy efficient heating system, keeping your home warm and cosy through the winter months.

Those seeking to make their home a little more special should speak to a Sales Executive about the options and personalisation packages available. Depending on the build stage, there are a range of internal options available.





DISCOVER

THE SPECIFICATION

KITCHENS

You will love to discover new recipes and treats in our expertly designed kitchens.

- Our specially crafted kitchens are installed by Devon-based kitchen designers
- Kitchens in our new homes have an elegant feel with Quartz worktops and upstands, a stainless steel undercounter sink and contemporary mixer tap as standard
- Cooking is easy with the eye level ovens and a 4-zone induction hob
- An integrated dishwasher and fridge-freezer mean your kitchen is ready for when you move in
- The inclusion of an integrated wine cooler enhances the entertaining space
- Double electric sockets with USB ports are fitted as standard
- Create an ambience with LED downlights and elegant pendant light fittings above the breakfast bar
- Choose from a selection of flooring, depending on the stage of build at point of reservation



DISCOVER

THE SPECIFICATION

BEDROOMS

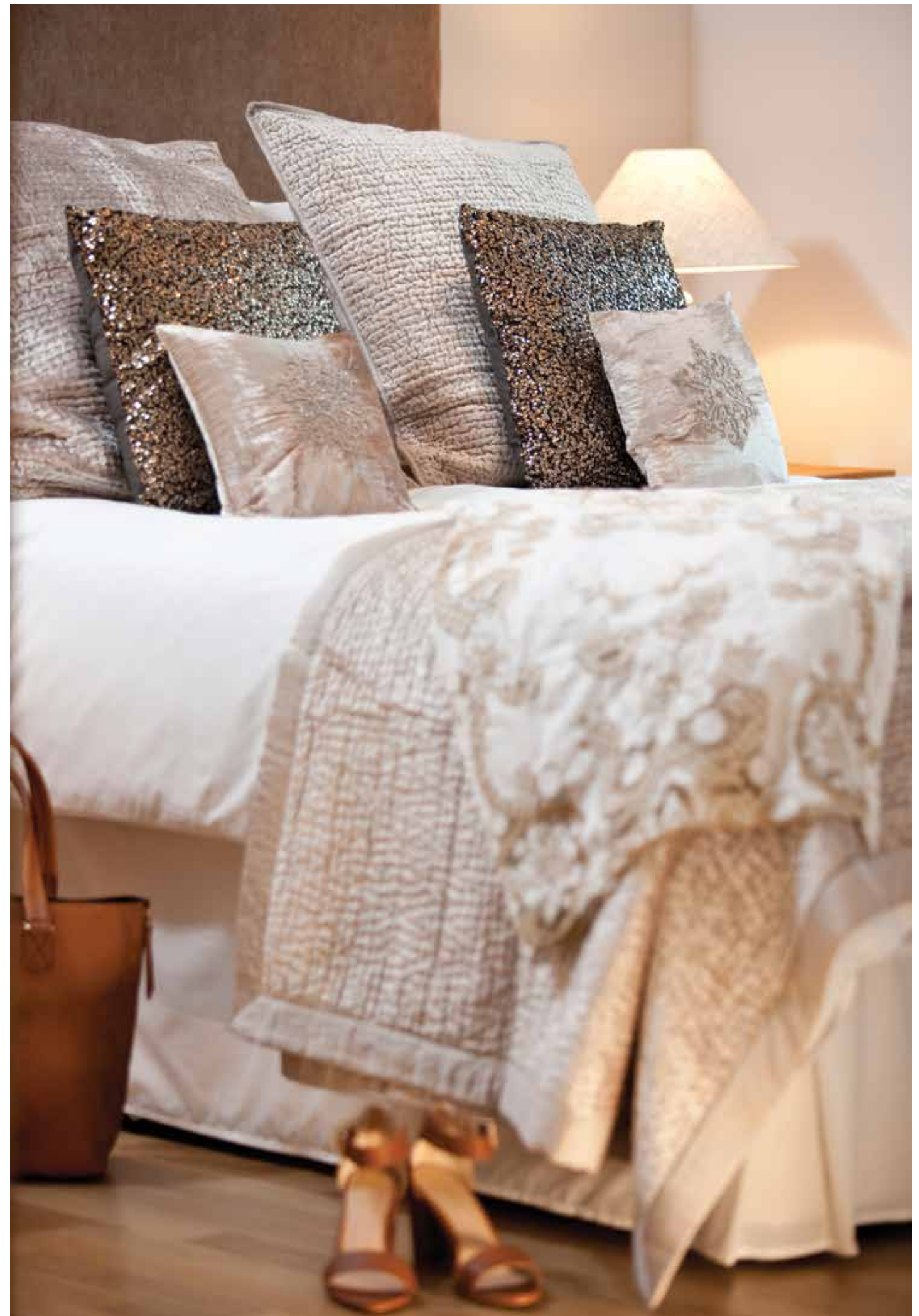
Discover a peaceful night's sleep in our carefully created bedrooms.

- Built-in wardrobes, fitted as standard in the master bedroom, are great for those looking for extra space and include doors, shelves and a hanging rail
- Fitted carpets add to the luxury feel
- Double electric sockets with USB port and TV point allow for additional connectivity
- Oak veneer doors enhance the quality

BATHROOMS

A tranquil and relaxing space to discover your inner calm.

- Walls are covered to full height in high quality ceramic tiles
- The contemporary bathroom suite has soft close WC seats and a push button flush
- All bathrooms have the added benefit of shaver points
- Shower rooms are fitted with low-profile shower trays with easy to use semi frameless shower screens
- Rainfall shower heads are fitted as standard in all bath and shower rooms and add to the luxury finish
- Choose from a selection of flooring, depending on the stage of build at point of reservation
- Keep your fluffy towels warm on a chrome heated towel rail
- A fitted mirror in all bathrooms allows you to look your best





DISCOVER

THE SPECIFICATION

INTERNAL FINISHES

High specification finishes create an exquisite new home you will love to discover.

- Satinwood skirtings, architraves and window boards, with contemporary coloured walls and ceilings make your home complete
- Premium oak veneer doors throughout mirror the exterior cladding and woodland setting
- Hallways and bathrooms have low energy LED downlights
- Brushed satin sockets and switches enhance the sleek finish

- Contemporary oak and glass staircases create an open and light feel
- Brushed steel ironmongery adds a modern finish
- Technology fans will love the wall mounted TV points, BT point and multi media / smart home technology
- Fibre optic cabling means faster internet and download speeds
- Taller skirting throughout
- Choose from a selection of flooring, depending on the stage of build at point of reservation



DISCOVER

— THE SPECIFICATION —

EXTERNAL FINISHES

Discover how we harmoniously blend your new home into the woodland setting.

- Landscaped surroundings connect you to nature
- Fully turfed rear gardens
- Rear patios, ideal for summer barbecues, have lighting and outside taps
- Timber dividing fences give you privacy
- Sleek and contemporary front door, complemented with modern brushed steel ironmongery
- An entrance light, house number plate and mains wired doorbell are fitted as standard
- uPVC high-performance double-glazed windows keep your home warm in the winter
- Keep your car safe and secure in the garage, complete with power and light
- Remotely operated garage doors are fitted as standard

HEATING AND INSULATION

A warm and comfortable space to discover in those colder months.

- Excellent insulation levels throughout
- Gas-fired central heating with energy efficient boiler
- Thermostatically controlled radiators allow you to maintain an ambient temperature
- All homes have smart heating controls, meaning you are ready for today and tomorrow's new technology
- Solar PV is standard in all homes



DISCOVER

— YOUR DEVELOPER —

Burrington Estates has a growing reputation as a leading developer of high-specification, design-led homes. Through our careful attention to detail, innovative use of technology, and sensitive development, we create imaginative residences designed to enhance their stunning coastal, moorland, rural or urban location and tailored to the individual needs of our buyers.

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Mark Edworthy
Mark Edworthy
Founder

Paul Scantlebury
Paul Scantlebury
Founder

Our philosophy is simple. We are committed to the following four principles in every one of our homes.

OUTSTANDING CUSTOMER SERVICE: We are committed to providing a first-class buying experience from your first enquiry until long after you move in.

DESIRABLE LOCATIONS: We handpick each location to offer you the best lifestyle balance, whilst making positive contributions to the community.

INNOVATIVE HOMES: We are dedicated to creating bespoke, modern, comfortable homes, using design and technology to maximise convenience and enjoyment.

ATTENTION TO DETAIL: We are devoted to the quality of our craftsmanship, striving to set exceptional standards in finish and interior design.


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YOURS TO DISCOVER

DISCOVER

THE EXPERIENCE

We strive to ensure that every stage of the buying process is as exceptional as your new home.

1 RESERVATION CHECKLIST

Upon reservation, your Sales Representative will go through the checklist with you to provide clear details of your new home.

2 PERSONALISE YOUR NEW HOME

Your home is a place to express your individuality. Your Sales Representative will explain the options for upgrades and finishes to make it your own and will arrange a time for you to confirm your choices (subject to build stage).

3 SITE VISIT

Your Sales Representative will arrange for you to visit the site for a one-to-one update on your new home. You will be shown around your reserved home and have the chance to discuss any key features of the build and technical details.

4 EXCHANGE OF CONTRACTS

Our expert panel of recommended solicitors will represent you and work with us to achieve exchange of contracts. This moment throughout your customer journey gives you the peace of mind that your newly reserved home is contractually bound to you.

5 HOME DEMONSTRATION

Your Sales Representative will arrange an appointment with you for your home demonstration, approximately 2 weeks before completion.

6 COMPLETION

Following legal completion and payment, your Sales Representative and Customer Service Team will meet you to hand over the keys to your new home, record meter readings and complete any required paperwork.

7 LONG-LASTING AFTERCARE

You will receive a courtesy call 24 hours after moving in, and a personal visit after 7 days and 28 days to ensure you are settled in to your new home.

8 COMPLIMENTARY CONCIERGE SERVICE

Our Concierge will assist you with the essentials in setting up your new home. This service is provided for one day upon moving into your new home, between the hours of 9am and 5pm.



DISCOVER

THE LOCATION

Stowford Mill
Harford Road
Ivybridge
PL21 0AA

For all development enquiries:

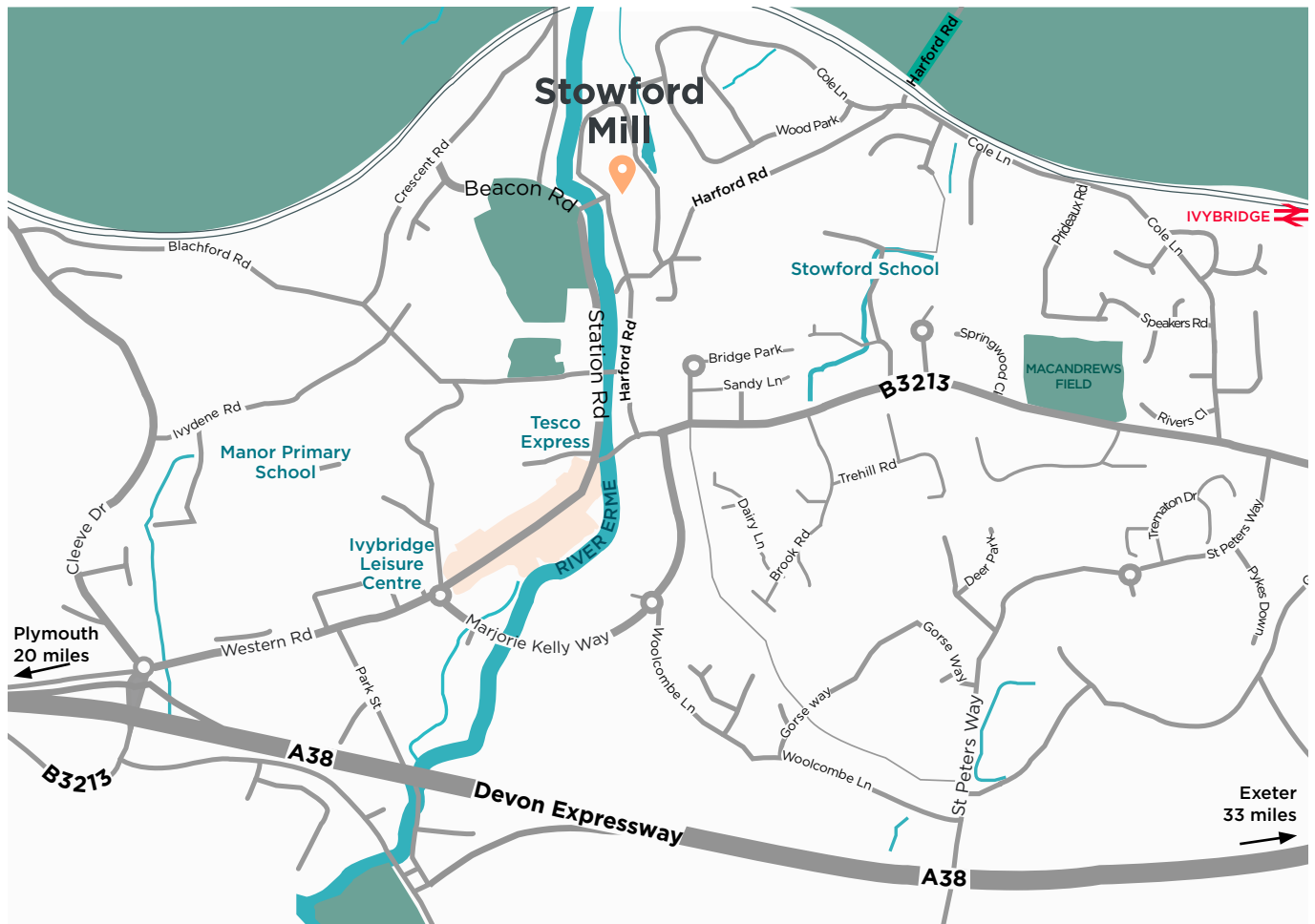
info@stowfordmill.com
 01752 717710

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 01752 859379

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 land and new homes



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