

# SHELL COVE

DEVON

STYLE  
MEETS  
SEA









PRIVATE  
BEACH  
ACCESS

# THE DEVELOPMENT

An Intimate Coastal Community Set Above the dramatic Jurassic coast of South Devon

In summer 2026 we are releasing the final phase of 13 exceptional sea fronted homes.

Perched above the dramatic red cliffs of the Devon coastline, Shell Cove is an exclusive gated cliff-top community offering a rare opportunity to own a contemporary home by the sea.

Following the success of the earlier phases, the final collection of just 13 homes is now being released. Perfectly positioned at the front of this stunning four-acre coastal development, these homes enjoy

exceptional views, landscaped surroundings and direct access to the secluded beach below.

Designed to complement the striking coastal landscape, Shell Cove blends modern architecture, locally sourced materials and expansive glazing to create bright, elegant living spaces that connect seamlessly with the sea and sky beyond.

With limited availability and an unrivalled setting, this final phase represents the last opportunity to become part of this remarkable cliff-top community.





## THE STYLE

Beautifully curated homes designed to complement the natural beauty of the expansive coastline.

Set within four acres of prime seafront land, Shell Cove is an exclusive collection of contemporary houses thoughtfully arranged to sit naturally within the landscape.

Framed by mature maritime pines, sweeping lawns lead gently towards the dramatic red cliffs, while a private pathway winds down to the secluded sandy beach below.

Every home has been carefully conceived to embrace its remarkable setting. Expansive glazing, frameless balconies and natural stone finishes create interiors filled with light, where sea views and open skies form part of everyday life. The architecture is distinctly contemporary yet perfectly attuned to the character of the surrounding coastline.

The final phase introduces just 13 exceptional 3, 4 and 5 bedroom homes, positioned towards the cliff front, the most premium location within the development and crafted to the same exacting standards as the earlier releases. This limited collection represents the final opportunity to secure a home within this remarkable coastal setting.



## DESIGN & CRAFTSMANSHIP

Every home at Shell Cove has been designed with space, light and coastal living in mind.

Open-plan layouts create flowing living areas, while large windows and recessed balconies invite the sea air and natural light into the home. Designer kitchens with integrated appliances sit at the heart of each property, complemented by elegant bathrooms and spacious bedrooms.

Natural, locally sourced materials, contemporary detailing and expert craftsmanship combine to create homes that are both luxurious and practical for modern living.





## SPECIFICATIONS

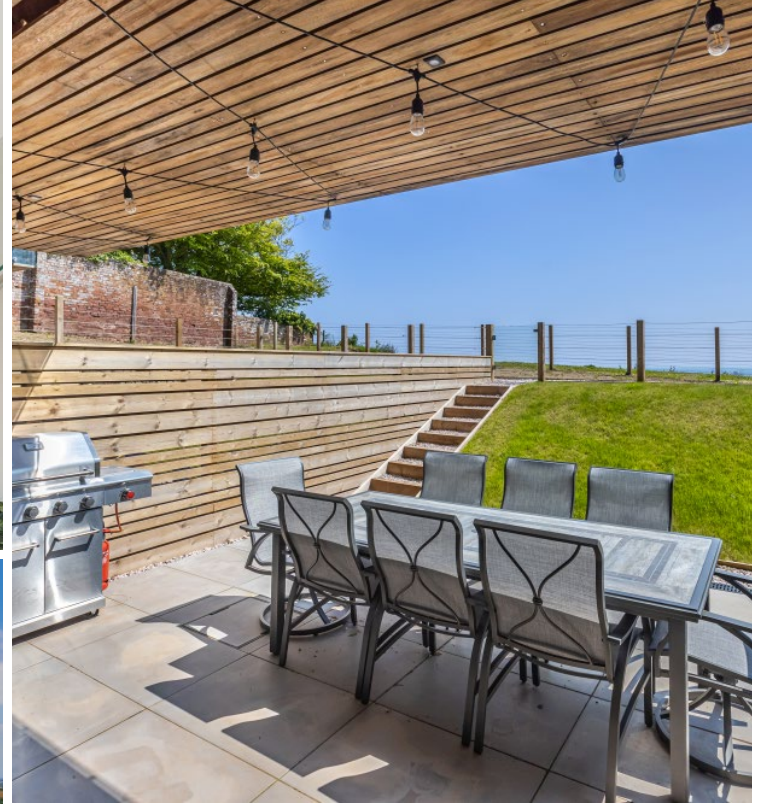
Unparalleled care and detailed attention has been given to ensure everything is of the highest specification and standard.

- Contemporary designer kitchens with integrated appliances
- Bosch appliances and induction hob
- Villeroy & Boch sanitaryware
- Italian porcelain tiling
- Superfast gigabit fibre broadband
- SMART remote-controlled heating
- EV ready charging points
- Landscaped gardens and communal grounds
- 10-year warranty
- Private access to a secluded sandy beach

# THE PLOTS



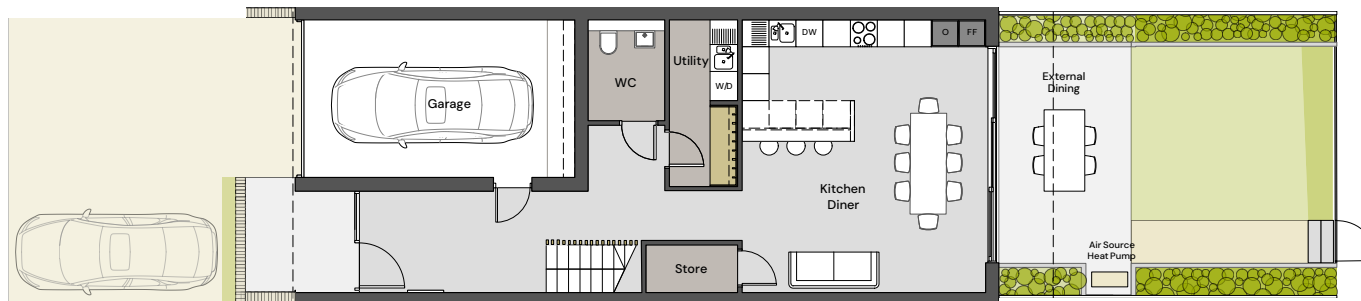
SHELL COVE



TYPE 1

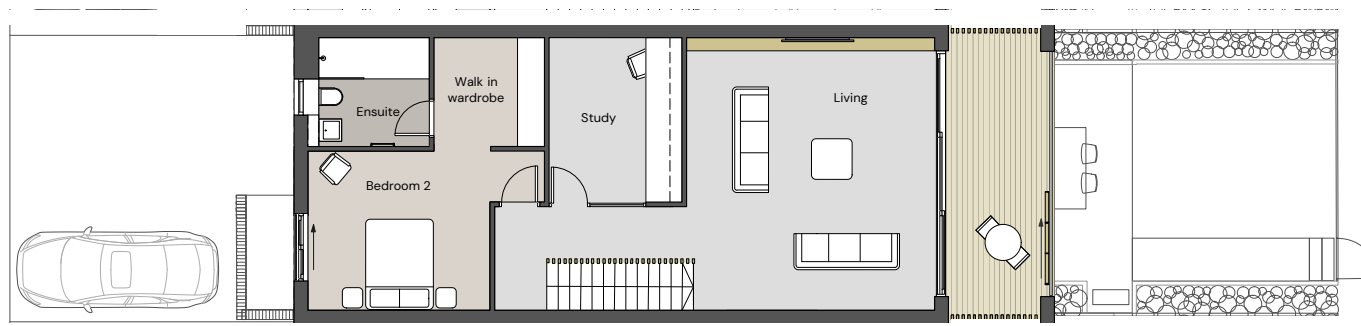


# TYPE 1



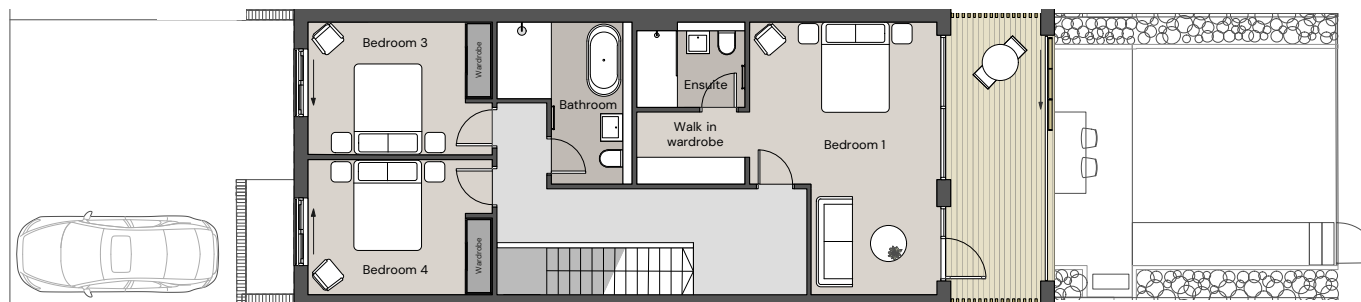
## GROUND FLOOR

Kitchen / Diner	5.5 x 6m / 19.7 x 18ft
Utility	1.5 x 3.6m / 4.9 x 11.8ft
WC	1.7 x 2.2m / 5.6 x 7.2ft
Hallway	8 x 2.2m / 26.2 x 7.2ft
Garage	6 x 3.9m / 19.7 x 12.8ft



## FIRST FLOOR

Balcony	2.4 x 6m / 7.9 x 19.7ft
Living	5.5 x 6m / 18 x 19.7ft
Study	2.9 x 3.5m / 9.5 x 11.5ft
Landing	4.4 x 2.2m / 14.4 x 7.2ft
Bedroom 2 & Ensuite	4.5 x 6m / 14.7 x 19.7ft



## SECOND FLOOR

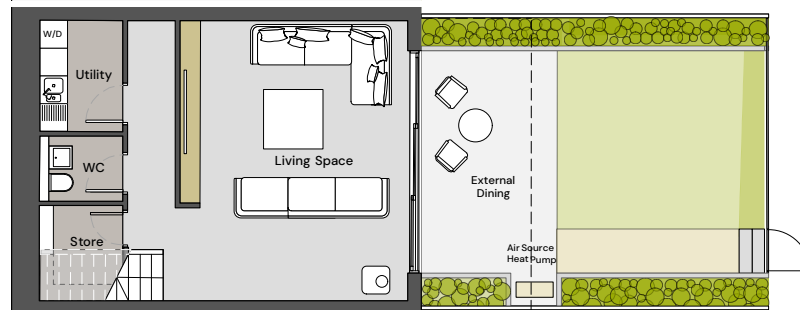
Balcony	2.4 x 6m / 13.1 x 19.7ft
Bedroom 1 & Ensuite	4.1 x 6m / 13.5 x 19.7ft
Ensuite & Wardrobe	3.4 x 2.4m / 11.2 x 7.9ft
Landing	5.5 x 2.4m / 18 x 7.9ft
Bathroom	3.5 x 2.4m / 11.2 x 7.9ft
Bedroom 3	4 x 3m / 13.1 x 9.8ft
Bedroom 4	4 x 3m / 13.1 x 9.8ft



TYPE 2

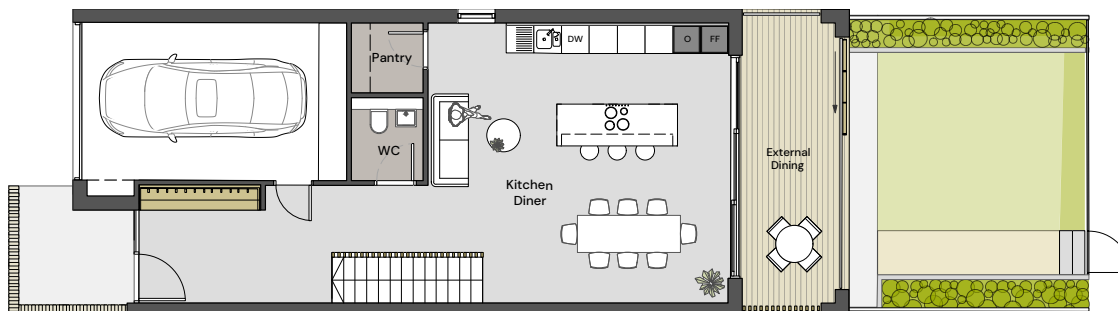


# TYPE 2



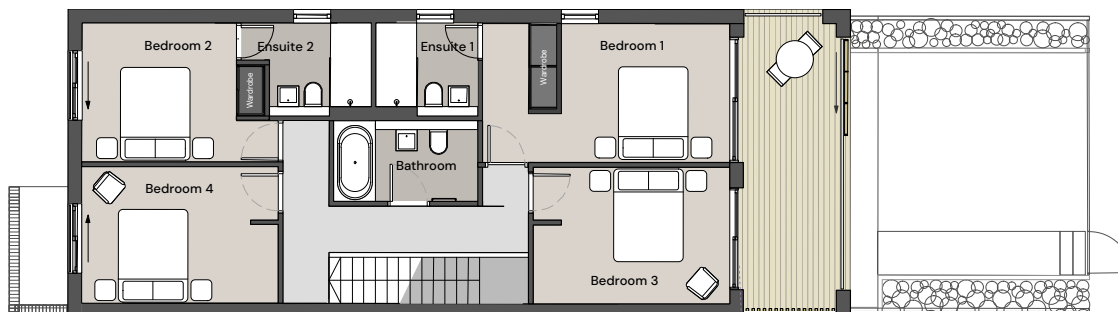
## LOWER GROUND

Living	5 x 6m / 19.7 x 16.4ft
WC	1.4 x 1.8m / 4.6 x 5.9ft
Utility	1.8 x 2.3m / 5.9 x 7.5ft
Store	2 x 1.8m / 6.6 x 5.9ft



## GROUND FLOOR

Balcony	2.4 x 6m / 7.9 x 19.7ft
Kitchen / Diner	6.5 x 6m / 21.3 x 19.7ft
Hallway	6.3 x 2.5m / 20.7 x 8.2ft
Cloakroom & Store	3.2 x 1.5m / 10.5 x 4.9ft
Garage	5.6 x 3.4m / 18.3 x 11.2ft



## FIRST FLOOR

Balcony	2.4 x 6m / 7.9 x 19.7ft
Bedroom 1	5.5 x 3m / 18 x 19.9ft
Bedroom 2	3 x 4m / 9.8 x 13.1ft
Bedroom 3	4.2 x 2.9m / 13.8 x 9.5ft
Bedroom 4	4.2 x 2.9m / 13.8 x 9.5ft
Bathroom	3.1 x 1.7m / 10.2 x 5.6ft
Landing	5.3 x 2.2m / 17.4 x 7.2ft

# THE LOCATION

Connected by Nature, Linked by Design: Effortless  
Access via Road, Rail, and Air.

Shell Cove sits along Devon's celebrated south coast between Teignmouth and Dawlish, where the iconic red cliffs meet the sea. This stretch of coastline offers an exceptional lifestyle, with golden beaches, sailing waters and miles of coastal paths all within easy reach.





Nearby towns such as Teignmouth, Dawlish and Exeter provide a vibrant mix of restaurants, independent shops and cultural attractions. Excellent rail connections make London accessible in under three hours whilst flights from Exeter and Bristol connects this region easily with the rest of the UK, Europe and beyond..

Whether for full-time living or a coastal retreat, Shell Cove offers the perfect balance of tranquil seaside living and convenient connectivity.



# ACCESS

## TRANSPORT LINKS

Running along the coast beneath Dawlish’s iconic red cliffs, the Great Western Railway, designed by Isambard Kingdom Brunel, connects the town to London, Cornwall and the rest of the country. Nearby Teignmouth, Newton Abbot and Torquay are a short journey away, and the city of Exeter can be reached in just 12 minutes by train.

### By train

- London Paddington – 2 hours 38 mins
- Birmingham New Street – 3 hours 7 mins
- Manchester – 4 hours 40 mins
- Leeds – 5 hours 11 mins
- Glasgow – 7 hours 38 mins
- Edinburgh – 7 hours 31 mins
- Exeter – 12 mins
- Newton Abbot – 12 mins
- Totnes – 28 mins
- Plymouth – 43 mins
- Exmouth – 58 mins
- Truro – 2 hours 24 mins

### By air

Exeter International Airport:  
26 minutes by car or Bristol International 1 hour 30 min

- Guernsey – 45 mins
- London – 1 hour 5 mins
- Paris – 1 hour 30 mins
- Amsterdam – 1 hour 30 mins
- Edinburgh – 1 hour 35 mins

### By car

- Exeter – 26 mins
- Exmouth – 42 mins, 15 mins by boat
- Topsham – 27 mins
- Holcombe – 2 mins
- Dawlish – 3 mins
- Teignmouth – 4 mins
- Newton Abbot – 16 mins
- Totnes – 30 mins
- Salcombe – 62 mins
- Sidmouth – 46 mins
- Plymouth – 56 mins
- Bristol – 1 hour 43 mins

### By ferry

- Plymouth to Roscoff – 6 hours
- Plymouth to St Malo – 8 hours 15 mins
- Plymouth to Santander – 21 hours

## THE DEVELOPER

Inspired by the beauty of Devon, Poppy Developments creates exceptional homes that celebrate space, light, and location.

With an award-winning reputation across the South West, we create distinctive new homes and vibrant communities while also breathing new life into historic buildings and over looked land. Every development reflects our commitment to craftsmanship, integrity, and respect for both heritage and the environment.

Led by founder Simon Stone, our signature approach combines traditional materials with innovative design—often using glass to flood interiors with light and connect indoor spaces to the beauty of the outdoors. The result is striking homes that are both inspiring and deeply personal.

At the heart of our success is a dedicated team of skilled craftsmen, each sharing the same passion and care as if building their own home. This collaborative spirit ensures every detail is considered, every finish is refined, and every home is made to be cherished.

Whether you're seeking an idyllic country escape or a unique South West residence, Poppy Developments offers a portfolio of exceptional homes, each backed by a 10 year warranty and a personal commitment to outstanding service. We look forward to welcoming you into your new home.



## TESTIMONIALS

“We put our entire trust in yourselves as a team as we were unable to view the house during the building stage. Everything is above expectations. We are so happy to be part of ‘Shell Cove’ and are so impressed with the remarkable quality of workmanship”

Ian & Sharon Yerman

“I just wanted to pass on my thanks and appreciation for the stunning work your guys have delivered in completing our new home. The place is fabulous and finished to the highest quality. A real testament to their skills and workmanship.

Everyone we’ve met couldn’t have been more helpful and we’ve been made to feel really welcome.

Thanks again to you and the team. We are looking forward to Devon living.”

Les & Sandra Satchell

“From the very start it was clear that the team at Poppy Developments had our best interests at heart. At various stages of the build, we visited the site, and it was so noticeable just how committed every one of your builders, electricians, plumbers, plasterers, roofers etc were to achieve the very best possible finish.”

Stella & Tina

“Having met Simon from Poppy Developments for the first time he installed all the confidence in us, and we decided to purchase one of his properties off plan. This development at Shell Cove, Dawlish has definitely got the wow factor, the location is superb. Being developers ourselves, we appreciate the eye for detail in a build, Simon has ticked all the boxes, high quality craftsmanship and high-end finishes, we are absolutely delighted with our new home.”

Andy & Sharon Lucas

### DISCLAIMER:

This document is intended to provide an indication of the general style of our development and property types. Computer generated images (CGI's) are indicative only and do not accurately depict individual plots. Poppy Developments operates a policy of continuous development and individual features such as windows and elevational treatments / finishes may vary from time to time. To this end, any drawings, photographs or illustrations shown are noncontractual. The dimensions shown are accurate to within +/- 150mm, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. All furniture is indicative and not supplied. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at anytime for any reason without prior notice. Consequently these particulars should be treated as general guidance only. Nor do they constitute a contract, part of any contract or a Warranty. Travel times and distances are approximate and are sourced from reputable websites. All details are correct at the time of going to press, May 2026.

# THE AWARDS



Michelmores  
Property Awards  
SHORTLISTED 2017



RICS Awards  
2018  
Winner



Building Excellence Awards  
2020

RICS Social  
Impact Awards  
2020  
Shortlisted



## CONTACT US

Arrange a viewing today, call +44 (0)7957 140740

[CLICK HERE TO REGISTER YOUR INTEREST](#)

Sat nav: EX7 ORT

Exit the A380 signposted to Teignmouth, follow the A381 for 4 miles through Teignmouth and Holcombe towards Dawlish, as you approach Dawlish go past the Smugglers Inn on the right hand side and Old Teignmouth Road can be found 300 metres on the same side.



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**Bradleys**  
ESTATE AGENTS