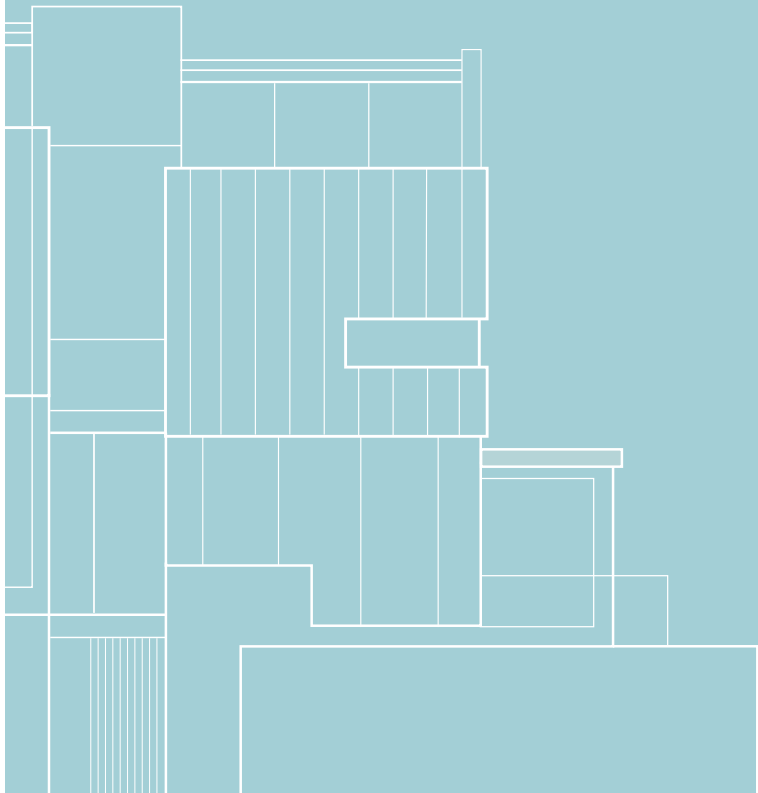


Family homes designed for coastal living.



BROOKVILLE  
COAST

Introducing West Wind, the house setting a new standard for homes by the sea; conceived, designed and built with one goal in mind – to be as unique and exceptional as the family that will live there.



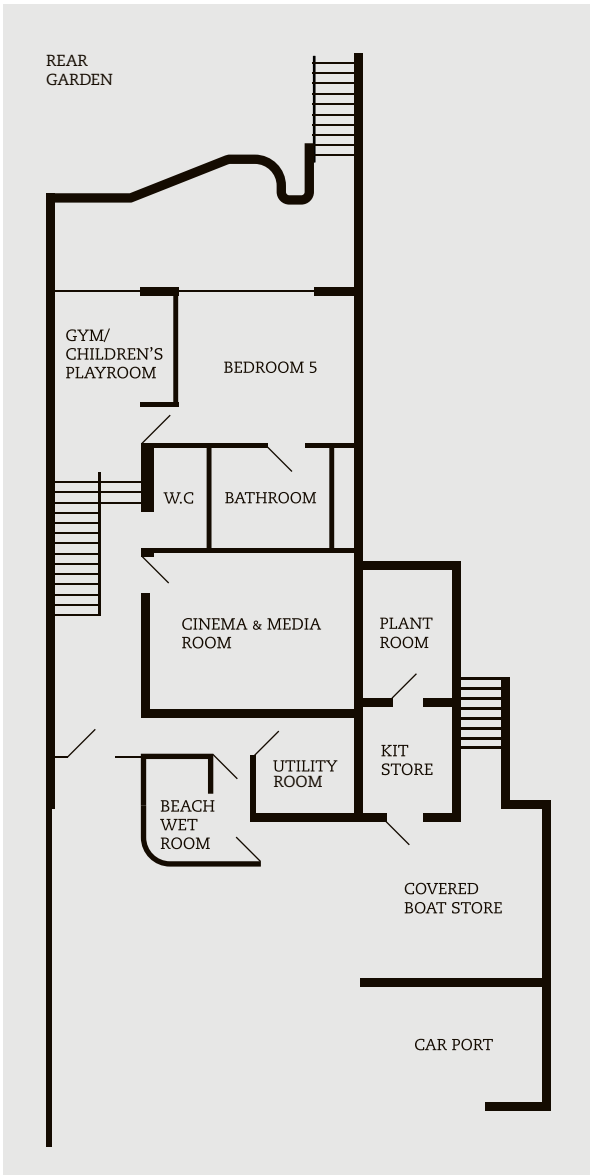
West Wind  
Devon Road  
Salcombe  
Devon  
TQ8 8HJ

# How do you create the ideal family home?

## Purpose build it.

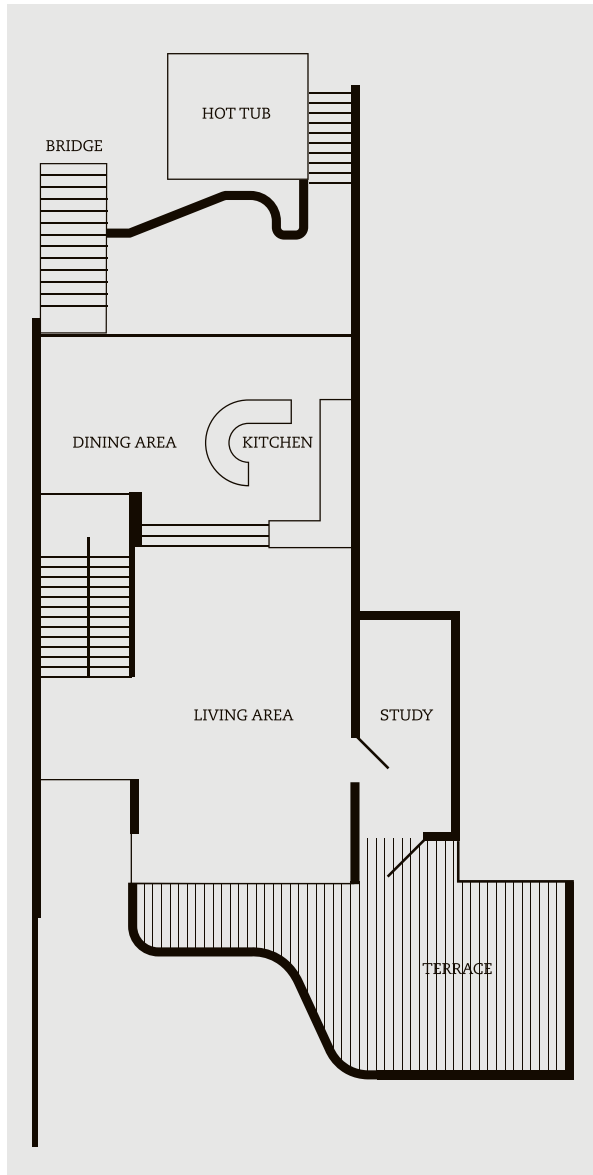
Brookville Home presents settings for an unparalleled quality of life. This starts with our eminently desirable locations, and takes form in contemporary architecture inspired by and adapted for modern living. Each home is individually designed with the needs of its future owners in mind, setting new standards for attention to detail in the process. Innovation is placed at the forefront of our vision to create adaptable living spaces in which all of technology's benefits are embraced, an emphasis matched by the sensitivity that each one of our homes demonstrates towards its surroundings.

We build homes that respond to the particular demands of the family. This means providing places where children can play, parents can find privacy, generations can interact and friends can be entertained. But even more than that, each of our homes is tailored to its specific site, allowing its residents to enjoy every possible aspect of their environment to the full, whether it is city, countryside or coast.



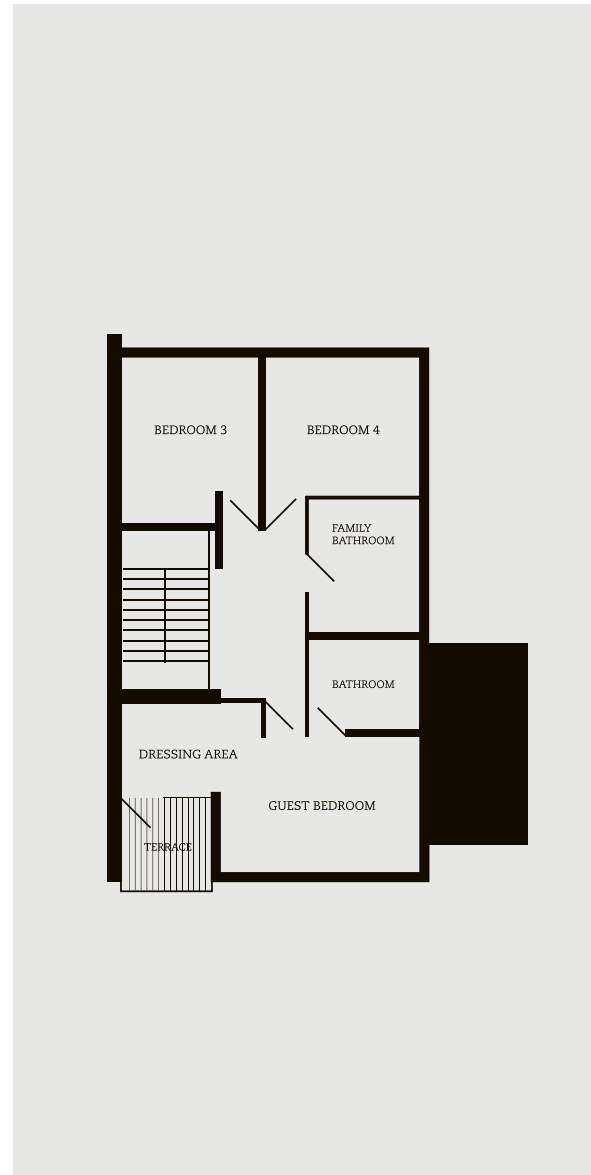
**Ground Floor**  
Total Gross Internal Floor Area: 88.2m<sup>2</sup> (949sqft)

<b>Boat Store:</b>	4.8m x 4.2m (15'9" X 13'10")
<b>Utility Room:</b>	2.0m x 2.3m (6'7" x 7'7")
<b>Beach Wet Room:</b>	2.4m x 2.1m (7'11" x 6'11")
<b>Kit Store:</b>	2.0m x 2.1m (6'7" x 6'11")
<b>Cinema Room:</b>	4.2m x 3.6m (13'9" x 11'10")
<b>Bathroom:</b>	6.4m <sup>2</sup> /69sqft
<b>WC:</b>	1.3m x 2.4m (4'3" x 7'11")
<b>Bedroom 5:</b>	2.9m x 2.4m (9'6" x 7'11")
<b>Gym/Playroom:</b>	2.8m x 2.6m
<b>Rear Garden:</b>	9.7m x 12.7m (31'10" x 41'8")



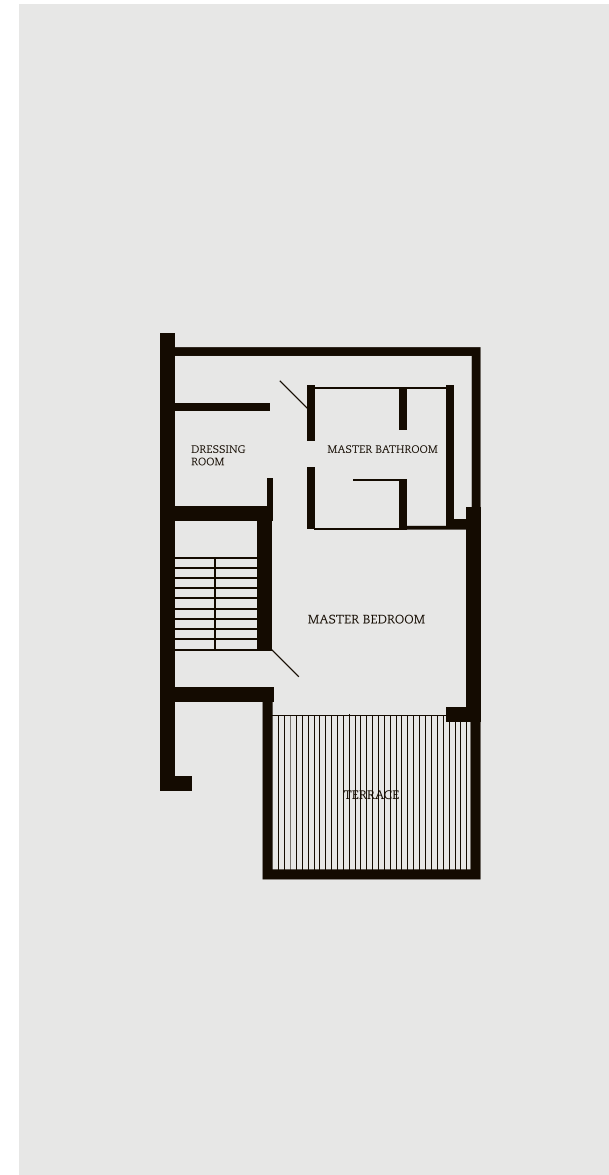
**First Floor**  
Total Gross Internal Floor Area: 94.7m<sup>2</sup> (1019sqft)

<b>Terrace:</b>	4.9m x 9.7m at maximum (16'1" - 4'11" x 23' - 16'1")
<b>Living Area:</b>	7.6m x 4.7m at maximum (24'11" x 15'5" - 14'1")
<b>Kitchen/Dining:</b>	7.0m x 4.8m at maximum (23' x 15'9" - 11'10")
<b>Study:</b>	2.1m x 4.7m (6'7" x 15'5")



**Second Floor:**  
Total Gross Internal Floor Area: 81.6m<sup>2</sup> (878sqft)

<b>Terrace:</b>	1.9m x 2.1m (6'3" x 6'11")
<b>Guest Bedroom:</b>	4.7m x 3.5m (15'5" x 11'6")
<b>Dressing Area:</b>	2.1m x 3.2m at maximum (6'11" x 10'6" - 7'7")
<b>Bathroom:</b>	2.2m x 2.1m (7'3" x 6'11")
<b>Family Bathroom:</b>	3.2m x 2.2m (10'6" x 7'3")
<b>Bedroom 3:</b>	3.2m x 3.7m (10'6" x 12'2")
<b>Bedroom 4:</b>	3.8m x 3.0m (12'6" x 9'10")



**Third Floor:**  
Total Gross Internal Floor Area: 49.1m<sup>2</sup> (528sqft)

<b>Terrace:</b>	2.0m x 1.8m & 4.9m x 3.7m (6'7" x 5'11" + 16'1" x 12'2")
<b>Master Bedroom:</b>	4.2m x 4.5m (13'9" x 14'9")
<b>Dressing Room:</b>	2.3m x 2.2m (7'7" x 7'3")
<b>Master Bathroom:</b>	3.2m x 3.2m (10'6" x 10'6")



**THE HOUSE**  
The house is designed to exist in perfect harmony with its surroundings, combining welcoming domestic qualities with eye-catching modernity.



**KITCHEN**  
As the heart of the home, the open plan kitchen features the finest materials and fittings, a place for congregation and entertaining as well as cooking.



**MASTER BATHROOM**  
As the home's inner sanctum, the master bathroom combines modern design touches with a sense of timeless luxury.



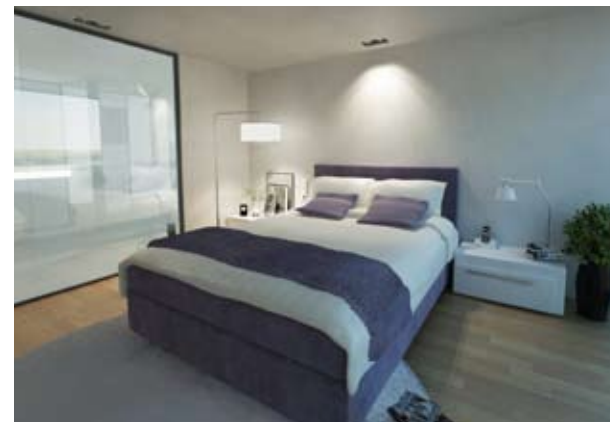
**CINEMA AND MEDIA ROOM**  
Offering superb options for family entertainment, this room brings cinema-quality sound and vision into your own home.



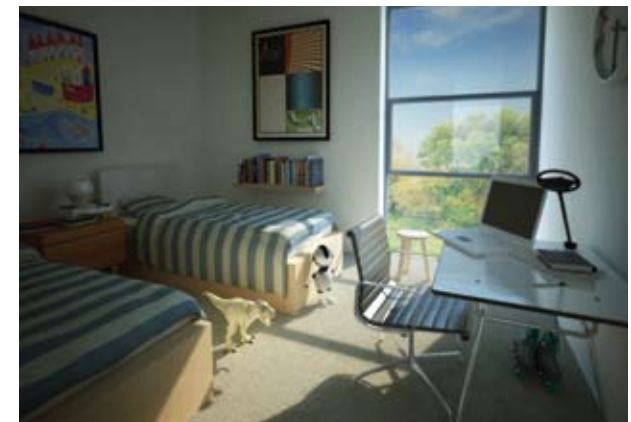
**GARDEN**  
Ingenious design and landscaping allow the garden to blend seamlessly with the house, adding a unique interaction between indoor and outdoor pursuits.



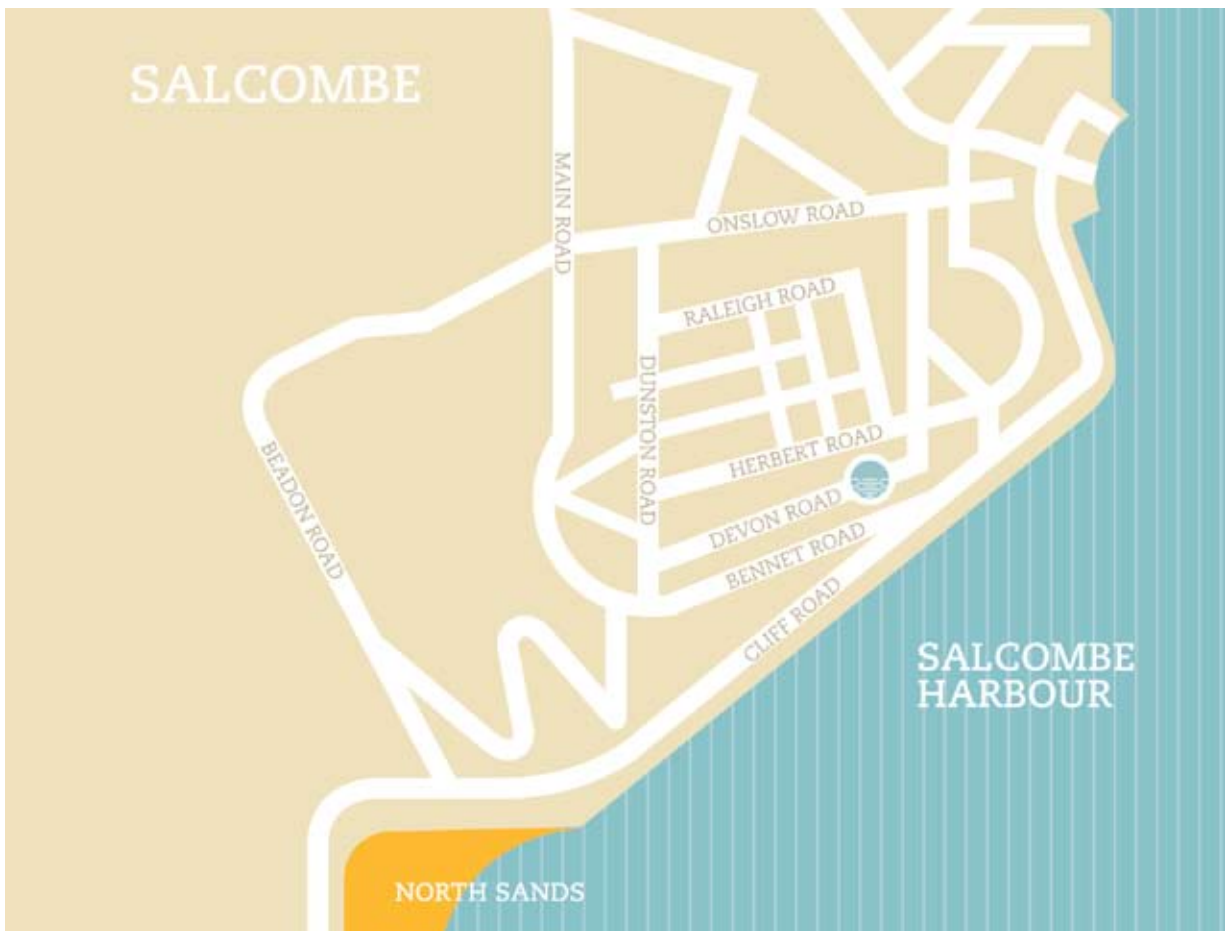
**LIVING AREA**  
The natural light, beach view and garden access make the living area the perfect backdrop to any occasion, from a party with friends to a rainy day with the kids.



**MASTER BEDROOM**  
With a dressing room on one side and an expansive terrace on the other, this room offers both complete privacy and spectacular estuary views.



**CHILDREN'S BEDROOM**  
Looking out onto the garden, the spacious bedroom ensures that your children will have their own space in which to play and rest.



## HOW TO FIND WEST WIND

### On Foot

From the town Quay turn left and walk up Fore Street past the shops. When you reach Cliff House on the right you will see a foot-path to the left of the main entrance. Follow the path uphill through the gardens to the top. Turn left and follow the road around to the left. At the fork in the road keep left on Devon Road and you will see West Wind on the right overlooking the beaches.

### By Car

Take the M5 to Exeter and then the A38 south. Follow the signs to Totnes, Kingsbridge and then Salcombe. As you arrive on the outskirts of Salcombe ignore signs to the town centre and follow the road around to the left. As the road straightens out fork left up Devon Road, you will see the beaches through the trees on the right. West Wind is ahead of you on the left.

## FOR FURTHER INFORMATION

[www.brookvillecoast.com](http://www.brookvillecoast.com)

Call Marchand Petit on 01548 844473 or email [salcombe@marchandpetit.co.uk](mailto:salcombe@marchandpetit.co.uk)



### Disclaimer

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