SHELL COVE

DEVON

POPPY
DEVELOPMENTS

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 clifftop 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 clifftop 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



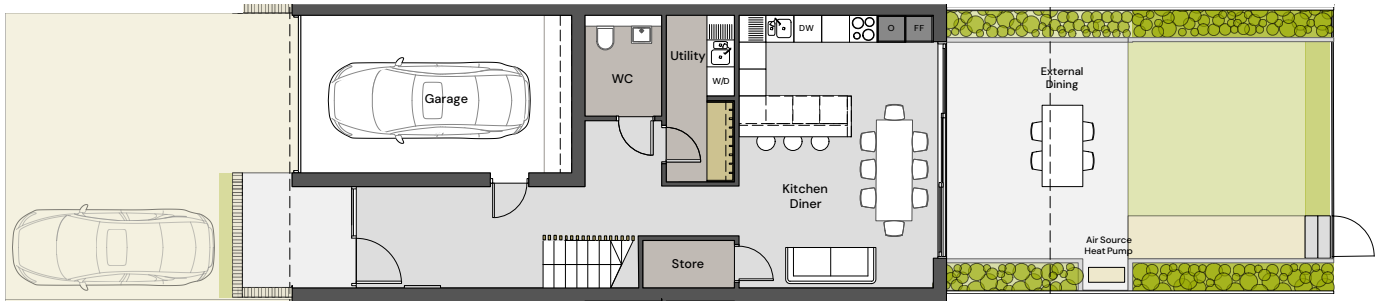




TYPE 1

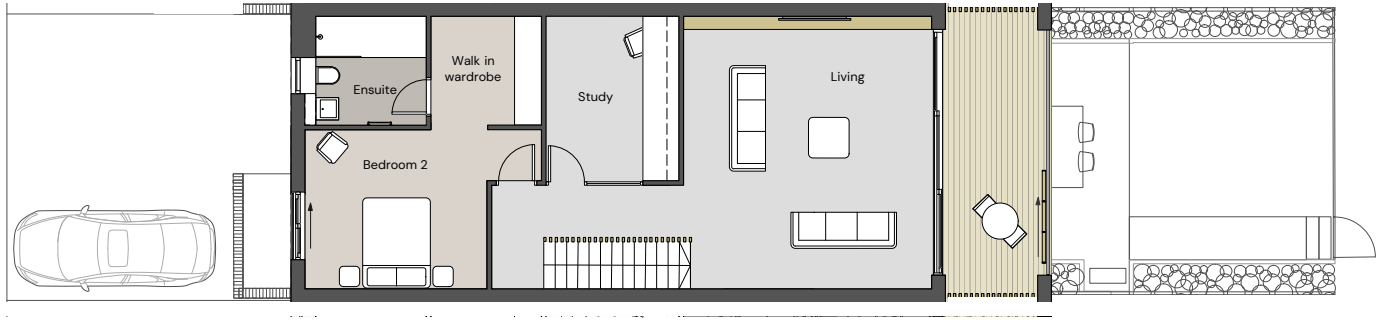


TYPE 1



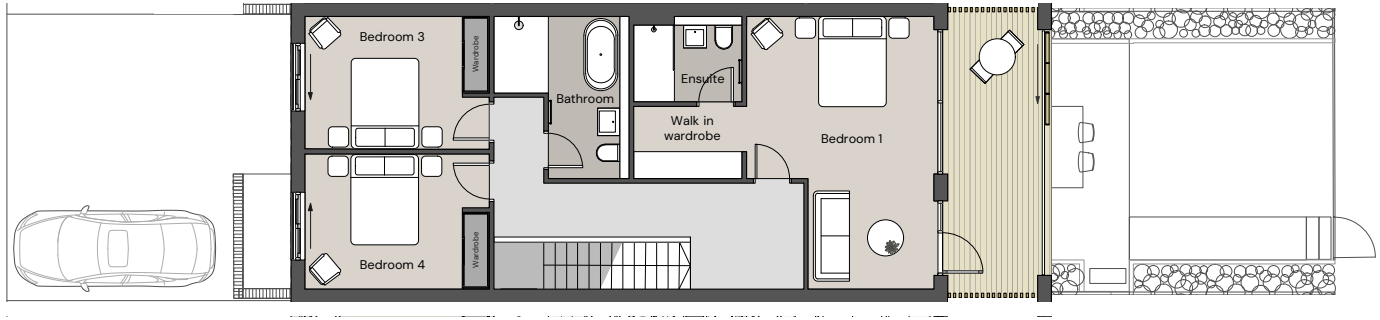
GROUND FLOOR

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
GROUND FLOOR TOTAL . 84 sqm / 903 sqft inc. garage



1ST 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
1ST FLOOR TOTAL . . . . . 84 sqm / 904 sqft exc. balcony



2ND FLOOR

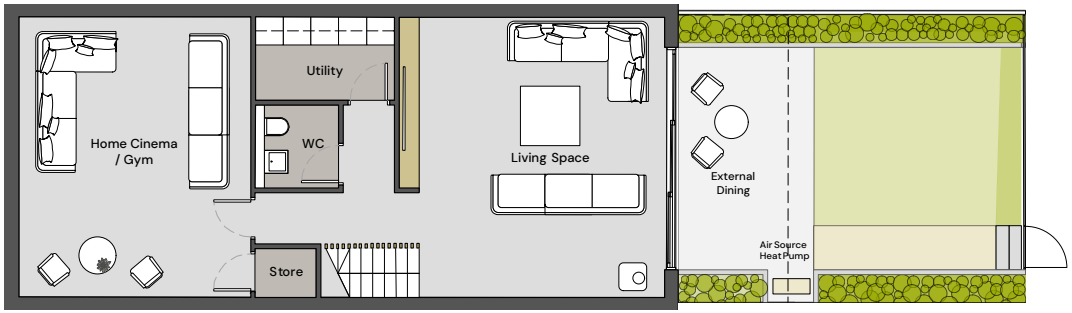
Balcony . . . . . 2.4 x 6m / 13.1 x 19.7ft
Bedroom 1 . . . . . 4.1 x 6m / 13.5 x 19.7ft
Ensuite & Wardrobe . . . . . 3.4 x 2.4m / 11.2 x 7.9ft
Landing. . . . . 5.5 x 2.4m / 18 x 7.9ft
Bathroom . . . . . 3.5 x 2.4m / 11.2 x 7.9ft
Bedroom 3 . . . . . 4 x 3m / 13.1 x 9.8ft
Bedroom 4 . . . . . 4 x 3m / 13.1 x 9.8ft
2ND FLOOR TOTAL. . . . . 84 sqm / 903 sqft exc. balcony

TOTAL (excluding Garage) . . . . . 229 sqm / 2,464 sqft

TYPE 2

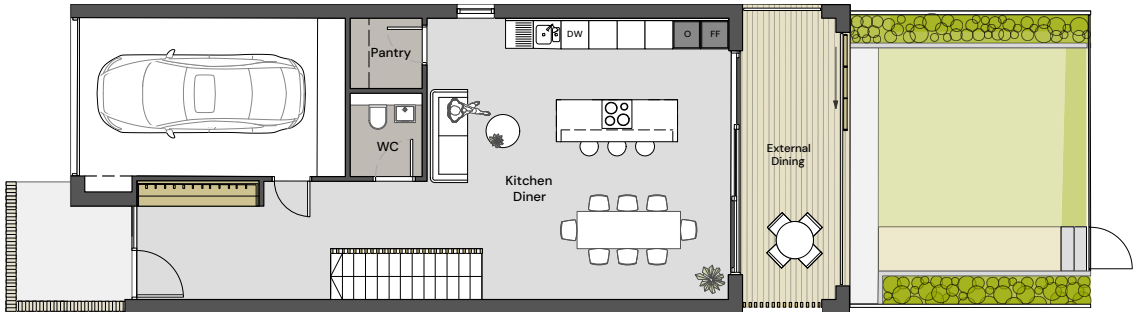


TYPE 2



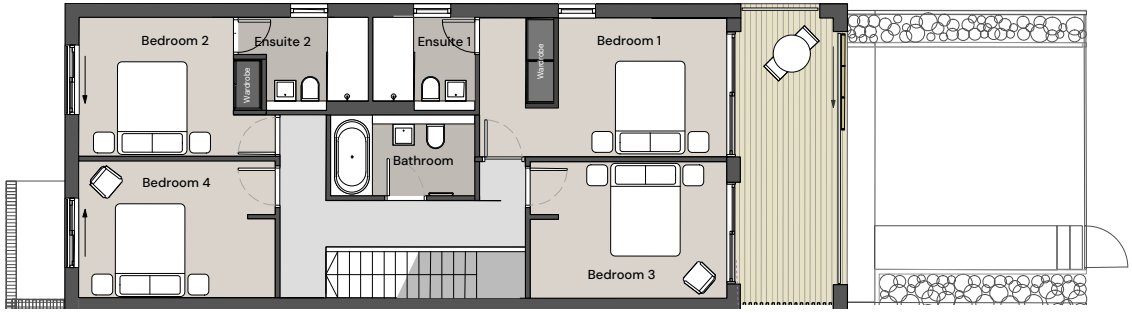
LOWER GROUND

Living . . . . . 5 x 6m / 19.7 x 16.4ft
WC . . . . . 1.4 x 1.8m / 4.6 x 5.9ft
Utility . . . . . 1.8 x 3m / 5.9 x 9.9ft
Home Cinema / Gym . . . . . 5.6 x 6m / 18.4 x 16.4ft
LOWER GROUND TOTAL . . . . . 84 sqm / 903 sqft



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 & Pantry . . . . . 3.2 x 1.5m / 10.5 x 4.9ft
Garage . . . . . 6 x 3.9m / 19.7 x 12.8ft
GROUND FLOOR TOTAL 84 sqm / 903 sqft exc. balcony



1ST FLOOR

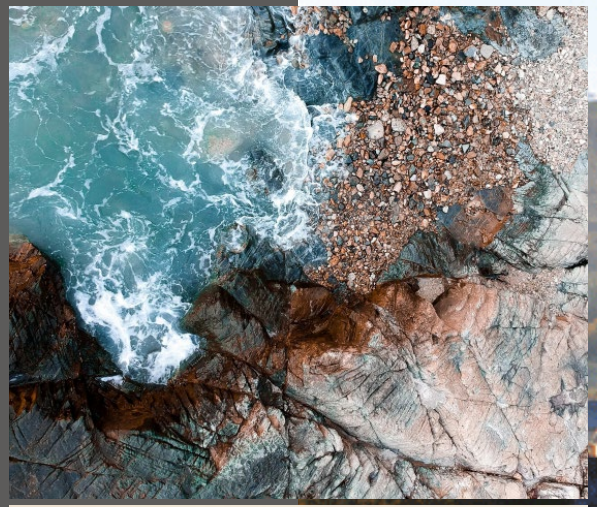
Balcony . . . . . 2.4 x 6m / 7.9 x 19.7ft
Bedroom 1 . . . . . 5.5 x 3m / 18 x 9.9ft
Bedroom 2. . . . . 4 x 3m / 13.1 x 9.9ft
Bedroom 3. . . . . 4.2 x 3m / 13.8 x 9.9ft
Bedroom 4 . . . . . 4.2 x 3m / 13.8 x 9.9ft
Bathroom . . . . . 3.1 x 1.7m / 10.2 x 5.6ft
Landing . . . . . 5.3 x 2.2m / 17.4 x 7.2ft
1ST FLOOR TOTAL . . . . . 84 sqm / 903 sqft exc. balcony

TOTAL (excluding Garage) . . . . . 229 sqm / 2,464 sqft

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 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 6 or 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 craftmanship 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 2026 WINNER

Proud to be shortlisted! RICS 2026

insider SOUTH WEST RESIDENTIAL PROPERTY AWARDS 2026

HIGHLY COMMENDED

SHORTLISTED FOR RESIDENTIAL PROJECT OF THE YEAR (15 UNITS AND UNDER) NatWest

SHORTLISTED FOR BUILDING OF THE YEAR

SHORTLISTED FOR HERITAGE PROJECT OF THE YEAR

LABC Building Excellence AWARDS 2017 REGIONAL FINALIST

LABC Building Excellence AWARDS 2018 Regional Finalist

LABC Building Excellence AWARDS 2023 Regional Winner

COUNTRY & TOWN HOUSE 4th Best New Home in Britain 2017

Michelmores Property Awards SHORTLISTED 2017

dbc Building Excellence Awards 2020

RICS Awards 2018 Winner

insider SOUTH WEST RESIDENTIAL PROPERTY AWARDS 2026 HIGHLY COMMENDED

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.

POPPY DEVELOPMENTS

+44 (0)7957 140740
simon.stone@poppydevelopments.co.uk
www.poppydevelopments.co.uk

DART & PARTNERS
Established 1971

+44 (0)1626 862057