

HOME STAGING & PROPERTY STYLING
DEVON & BEYOND

www.emberedspace.co.uk | 01803 446068

About Us



Embered Space was founded by Nikki and Kayla, bringing together a love of thoughtfully styled homes and a shared background in hospitality.

We understand how presentation, comfort and the smallest details shape someone's first impression. We bring that same care to every property, creating warm, considered spaces that help buyers imagine living there and guests picture their stay.

Based in South Devon, we work with homeowners, estate agents, developers and rental property owners. From furnishing an empty home for sale to refreshing a holiday let, our approach is personal, practical and tailored to your property.

You'll work directly with us, from our first conversation through to the finishing touches.

Why Stage?

Help buyers picture home

Thoughtfully placed furniture helps buyers understand a room's proportions, see how the layout works and imagine their everyday life there.

Make the first impression count

Considered styling gives your property a welcoming, cohesive appearance, helping its best features stand out in listing photos and during viewings.

Present every space with purpose

From an inviting living room to a useful home office, staging shows how each area can be enjoyed, making the property's potential easier to appreciate.



The Value of Staging

Insights from a 2019 survey of UK property professionals



100%

Help buyers picture home

100% of estate agents surveyed said staging helped buyers visualise a property as their future home.



94%

Encouraged more viewings

94% of estate agents surveyed said staging increased the number of viewings.



75%

More time to explore

75% of estate agents surveyed said buyers spent longer viewing a staged home than an unstaged home.

Source: Home Staging Association UK & Ireland, Home Staging Report 2019. Figures relate to estate-agent respondents within a UK survey of 106 property professionals overall. Survey findings; individual results vary.

Staged For Sale

Before



After



Help buyers see the possibilities of an empty room.

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Staged For Sale

We furnish and style empty properties to help buyers understand the space and imagine living there. Furnishings, artwork and accessories are selected to complement the property and appeal to its likely buyer.

We manage design, delivery, installation and collection, with six weeks' furniture hire and listing-ready property photos included.

What's Included

- Furniture, artwork, soft furnishings and decorative accessories for the agreed rooms
- Delivery, installation, and six-week rental
- Professional styling and finishing touches
- Photography-ready presentation
- Property photos for your use

Table settings, glassware and garden staging are available as optional extras.

Prices

One Bedroom	£2,500
Two Bedrooms	£3,000
Three Bedrooms	£3,800
Four Bedrooms +	Bespoke quote available

Rental extensions are available at an additional cost, agreed before the initial six-week period ends.

How We Work

A personal approach, with every detail agreed along the way.

An initial conversation

We begin with a phone conversation to understand your property, your plans and the buyers or guests you want to attract. We review your floorplan and photographs, then discuss a service suited to your space, needs and timescale.

Delivery & styling

We take care of delivery and installation, thoughtfully placing furniture, artwork and finishing touches so each room feels welcoming. We also provide photos of the finished spaces for you to use.

Your tailored proposal

We put together a proposal with our recommended service, what's included, the cost and suggested timings. Once you're happy to go ahead, full payment secures your booking, and we'll take care of the next steps.

Collection or handover

Sale staging includes six weeks' furniture hire, followed by collection or an extension agreed at an additional cost. For holiday rental furnishing packages, the supplied furniture and accessories are yours to keep.

Your photos, floorplan and our initial conversation help us understand your space and put together a quote. For more detailed guidance, we offer a separate paid consultation with styling advice, moodboards and shopping lists. We can also take care of purchasing and installation, quoted separately.

Working Together

Thoughtful presentation, with practical support from the first conversation to the finishing touches.

Estate Agents

Give vendors a clear way to explore staging for an empty property, whether you're preparing a new listing or considering a fresh approach to an existing one.

Introduce us to the owner and we'll arrange a free initial site visit, discuss their requirements and provide a tailored quotation. We coordinate agreed access and installation arrangements with you and your client, working around the agreed marketing schedule.

Developers

Present completed homes with interiors that complement the architecture and help your intended buyers understand the space.

From an individual property to a show home within a wider development, we tailor the furnishings and styling to the brief. Delivery and installation are planned around agreed access and marketing dates, with opportunities to discuss further properties as your plans progress.

Have a property in mind?

Share the floorplan and photographs, or get in touch to arrange a free initial site visit. You'll work directly with Nikki and Kayla throughout.

Holiday Rentals

We furnish and style holiday rentals with comfort, practicality and presentation in mind. From furniture and lighting to soft furnishings and finishing touches, each scheme is tailored to your property and the guests you want to welcome.

What's Included

- Furniture, decor and soft furnishing package
- Delivery and professional installation
- Easy-to-follow handover booklet for smooth management
- Durable, guest-friendly layouts designed for longevity

Tailored to Your Property

Furnishing an empty property or refreshing an existing let, we tailor the package around what you need and any pieces you wish to keep. Your personalised quote confirms every item included.

Prices

Full furnishing packages

For an empty property

One Bedroom	£5,100
Two Bedrooms	£6,500
Three Bedrooms	£7,400
Four Bedrooms +	Bespoke quote available

All furniture and accessories supplied within your package are yours to keep.

Refreshing an existing holiday let?

Consultations from £300

Seasonal Styling



Thoughtful seasonal updates keep your property feeling fresh and welcoming, from cosy winter layers and festive touches to lighter colours and textures for spring and summer.

We select décor, soft furnishings and accessories to complement your existing interiors, whether you're refreshing a holiday let, show home or property for sale.

Seasonal Styling from £450

Your personalised quote reflects the property size, items supplied and scope of styling.

Contact us to arrange your seasonal refresh or request a bespoke quote tailored to your property.

Additional Services

Rush Service

Priority sourcing, delivery and installation for tighter deadlines, subject to availability. Timings and any additional fee are agreed in advance.

Weekly Refresh & Clean

Light cleaning and styling refreshes during your staging hire. Fresh flowers and diffuser top-ups can be added.

Garden Furniture

Outdoor furniture and accessories selected to create welcoming spaces that complement your property.

Launch Support

Welcome drinks, launch décor and on-site support to help present show homes and new developments.

Tablescape & Glassware

Carefully selected table settings, glassware and accessories to complete dining and entertaining spaces.

Personalised Consultations

Available separately from a full package, with practical styling advice, moodboards and shopping lists. Scope and fees are agreed when booking.

Extended hire and bespoke sourcing available. Extras quoted separately.

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Our Work













Beautiful spaces begin with a conversation.

Get in touch to arrange your free site visit.

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